Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/01/08 15:20 1 pg
Fees:13.00 Taxes:499.13

20080701-0068003

SPECIAL WARRANTY DEED

Preparer's File #-08F0467

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2008.

(Affix Seal) Notary Public

My Commission Expires: 8-3-10

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
MY ID#
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	
Hamilton W. Maxwell and Audra Maxwell	Churchill Mortgage Corp.	
1761 Merritt Street	761 Old Hickory Blvd. Ste401	53-6-A-192CO
Old Hickory, TN 37138	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, CIMARRON MORTGAGE COMPANY, INC., hereinafter called the Grantor, by the signature of its authorized representative below, has bargained and sold, and by these presents do hereby transfer and convey unto HAMILTON W. MAXWELL AND wife, AUDRA MAXWELL, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 53-6-A-192CO

Lot 192 on the Plan of Waterford Phase 2 of record in Book 7900, page 412, Register's Office for Davidson County, Tennessee to which plan reference is hereby mad for a more complete and accurate description.

Being the same property conveyed to Jerry Dean Officer and wife, Sherri Lorraine Officer by deed of record in Instrument No. 20060614-0070956, filed on 06-14-06, and further conveyed to Cimarron Mortgage Company, Inc. by Substitute Trustee's of record in Instrument No. 20071130-0138933, filed on 11-30-07, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1761 Merritt Street, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is free from all encumbrances made by the GRANTOR, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR only, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/~~our~~ hand(s) this 25th day of **June, 2008**:

CIMARRON MORTGAGE COMPANY, INC.

By: _____
Robert Parker

Title: Senior Vice President

STATE OF MS
COUNTY OF Hinds

Before me, the undersigned **Notary, of the state and county mentioned, personally appeared** Robert Parker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Senior Vice President of CIMARRON MORTGAGE COMPANY, INC., the within named bargainor, a corporation, and that such president or officer as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Robert Parker, Senior Vice President).

Witness my hand and official seal this 25th day of June, 2008.

Mary S Newman
Notary Public

MARY S. NEWMAN

My Commission Expires: _____
Notary Public State of Mississippi At Large
My Commission Expires: August 12, 2010
Bonded Thru Helden, Brooks & Garland, Inc.

MARY S. NEWMAN NOTARY PUBLIC HINDS COUNTY, MS