$317.33

Davidson County DEEDWARR
Recvd: 08/04/08 09:42 3 pgs
Fees:18.00 Taxes:299.33
20080804-0079743

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4084-301
73730

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 24 day of July, 2008, by National City Bank, by its duly authorized Attorney in fact National City Home Loan Services, Inc. n/k/a Home Loan Services, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Gary Derrick, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 59, CHESAPEAKE HOMES, SECTION SIX, PHASE TWO, as shown on plat of record in Instrument No. 20020626-0077004, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to National City Bank in Substitute Trustee's Deed filed as instrument number 20080306-0022366.

Commonly known as: 3449 Rainwood Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

National City Bank, by its duly authorized Attorney in fact National City Home Loan Services, Inc. n/k/a Home Loan Services, Inc.

POA instrument # 2007120 7-0141620

BY: _____

ITS: Bryan G Kusich, VP

Acknowledgment

State of PA

Allegheny

County of _____

On this day before me, a Notary Public, personally appeared Bryan G. Kusich, V.P. **to me personally well-known, who acknowledged that he/she is the** Vice President **of** National City Home Loan Services Inc. **, a corporation, as attorney-in-fact for National City Bank, ~~Services, Inc. n/k/a Home Loan a corporation~~, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.** KW

Witness my hand and seal this 24 **day of** July, 2008.

Katherine A. Weir

Notary Public

My commission expires: 11/17/11

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Katherine A. Weir, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Nov. 17, 2011
Member, Pennsylvania Association of Notaries

State of TN

County of Williamson ss.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $80,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 1st **day of** August, 2008.

Notary Public

My commission expires:

7/16/11

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Gary Derrick
3449 Rainwood Drive
Nashville, TN, 37207

Map No. 050-10-0C-329.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211