Map 034-07
Parcel 034.00

New owner
Send tax bills to:
Phillip E. West
345 Harbor Village Dr.
Madison, TN 37115

This Instrument Was Prepared By
And After Recording to be Returned To:

Cristina San Roman, Esq.
Mitchell, Williams, Selig, Gates &
Woodyard, P.L.L.C.
425 West Capitol Avenue, Suite 1800
Little Rock, Arkansas 72201

Davidson County DEEDWARR
Recvd: 08/06/08 15:25 3 pg:
Fees:17.00 Taxes:0.00
20080806-0081204

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

FOR AND IN CONSIDERATION of the sum of Sixteen Thousand Five Hundred Seventy Two and 73/100 Dollars ($16,572.73), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP E. WEST and RACHEL M. WEST** (collectively, the "Grantor"), hereby grant, bargain, sell, convey and transfer to **PHILLIP E. WEST,** individually (the "Grantee"), his successors, heirs and assigns forever all of that certain tract or parcel of real property in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 345 Harbor Village, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the same unto the said Grantee and unto his successors and assigns forever with all appurtenances thereunto belonging.

And Grantor hereby covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and the same is unencumbered, except as set forth in **Exhibit A** attached hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to the Property to Grantee, his successors, heirs and assigns against claims or encumbrances done or suffered by Grantor but against none other.

WITNESS my hand on this 25th day of July, 2008.

Phillip E West
PHILLIP E. WEST

Rachel M. West
RACHEL M. WEST

STATE OF Tennessee)
) ss: **ACKNOWLEDGMENT**
COUNTY OF Davidson)

On this day, before me, the undersigned, a Notary Public, duly commissioned and acting, came **PHILLIP E. WEST**, to me well known as the Grantor in the foregoing deed, and stated that he had executed the same for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 28th day of July, 2008.

L.L. PERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 20, 2010

(S E A L)

STATE OF TN)
) ss: **ACKNOWLEDGMENT**
COUNTY OF Davidson)

On this day, before me, the undersigned, a Notary Public, duly commissioned and acting, came **RACHEL M. WEST**, to me well known as the Grantor in the foregoing deed, and stated that she had executed the same for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 25th day of July, 2008.

LINDA G. NORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 5, 2011

(S E A L)

The undersigned hereby certifies, under penalty of false swearing that the legally correct amount of documentary stamps has been placed on this instrument. Exempt or no consideration paid if none shown.

[GRANTEE or GRANTEE's Agent]

GRANTEE's Address: 345 Harbor Village Drive
Madison, Tennessee 37115

The undersigned hereby certifies under penalty of false swearing that the legally correct amount of documentary stamps has been placed on this instrument. Exempt or no consideration paid if none shown.

[GRANTEE or GRANTEE's Agent]

GRANTEE's Address: 3616A Saratoga Drive
Nashville, Tennessee 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The grantee transferred $16,572.73 to the grantor pursuant to their divorce and, therefore, this transaction is exempt from the transfer tax.

L.L. PERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 20, 2010

2

Affiant

Subscribed and sworn to before me, this 30 day of July, 2008.

Notary

EXHIBIT A

Legal Description

Being Lot No. 82 on the Plan of Harbor Village, Phase IV, of Townhomes property line exhibit, Revision 1, a horizontal property regime with private elements, Harbor Village Drive, as of record in Instrument No. 200307230102986, which revives and amends in Instrument No. 200306110080857, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond B. Horton by deed from Preferred Home Mortgage Company of record as Instrument No. 20040503-0049775, Register's Office for Davidson County, Tennessee.

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

1193620.1

Source of title: 20070212-0017841