Davidson County DEEDWARR
Recvd: 09/12/08 12:37 2 pgs
Fees:13.00 Taxes:397.01
20080912-0093605

39-B

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 18 day of Aug, 2008 by and between **The CIT Group/Consumer Finance, Inc.**, party of the first part, and **Stephen Proctor** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

Being the southerly 37 ½ feet of the northerly 75 feet of the easterly 41 feet of Lot No. 37, and the southerly 37 ½ feet of the northerly 75 feet of Lot No. 38 on the Plan of McGavock, Wetmore and others Second Addition called the Town of McGavock as of record in Book 21, Page 41, in the Register's Office of Davidson County, Tennessee.

Said parts of Lots No. 37 and 38 front 37 ½ feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 91 feet to an alley.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record in Instrument No. 20080513-0049148, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, and Easements and other matters of record, including in Plat Book 21, Page 41, in the Register's Office of **Davidson** County, Tennessee; year 2008 property taxes not yet due and payable; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof

WITNESS the signature of the said party of the first part the day and year first above written.

The CIT Group/Consumer Finance, Inc.

By: _____
Printed Name: Brian McDaniel
Title: AUTHORIZED SIGNATORY

STATE OF OK
COUNTY OF OK

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Brian McDaniel, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the AUTHORIZED SIGNATORY of **The CIT Group/Consumer Finance, Inc.**, the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **The CIT Group/Consumer Finance, Inc.**

WITNESS my hand, at office, this 18 day of Aug, 2008.

_____
Notary Public

NANCY ORTIZ NOTARY PUBLIC # 04008855 EXP. 9/29/08 IN AND FOR STATE OF OKLAHOMA OKLAHOMA COUNTY

Commission Expiration:_____

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF16538

PROPERTY ADDRESS:
1115 14th Avenue North
Nashville, TN 37208

PARCEL ID NUMBER: 08116033100

PROPERTY OWNER AND ADDRESS:
Stephen Richard Proctor
1115 14th Avenue N.
Nashville, TN, 37208

MAIL TAX BILLS TO:
Pinnacle National Bank
211 Commerce St., Ste. 300
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF Davidson

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 IS $ 107,300.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

_____
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 3 DAY OF Sept, 2008.

_____
NOTARY PUBLIC

DAVIDSON COUNTY NOTARY PUBLIC ANNE BAILEY

COMMISSION EXPIRATION: 3-25-12

This deed is prepared with information provided byChicago Title Insurance Company
F:\USERS\CHRIS\The CIT Group\A Special Warranty Deed The CIT Group 1115 14th ave.davidson.wpd