THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Elois McCormick
3020 Hydes Ferry Rd.
Nashville, Tn 37218

Davidson County	DEEDWARR
Recvd: 09/19/08 10:12	3 pgs
Fees:18.00 Taxes:340.40	
20080919-0095611	

Send Tax Bills To:
SunTrust Mortgage
401 Commerce Street Ste 6100
Nashville, Tn 37201

Map & Parcel Nos.:
080-04-0-091.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$92,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trustee, Inc., Trustee for the 3020 Hydes Ferry Trust,** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Elois McCormick**, (herein referred to as "Grantees"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Tract I:
A tract of land in the 13th, formerly 23rd Civil District, being part of Lot No. 1 on the plan of the Richard Hyde Homeplace, as of record in Minute Book H, pages 118 and 119, County Court for Davidson County, Tennessee, and being known as Lot No. 3 on the unrecorded Map of the A.E. McCormick Subdivision, not of record and described according to a plat made by Norris H. Hickerson, Surveyor, November 6, 1948, as follows:

Beginning at a point in the easterly margin of Old Hydes Ferry Pike at the corner of Lots No. 2 and 3 on said plan; thence along the easterly margin of said Pike South 32 degrees East 90 feet; thence North 58 degrees East 150 feet to an iron pin; thence in a northwesterly direction along the rear line of Lot No. 3, 90 feet to an iron pin at the corner of Lots Nos. 2 and 3; thence southwesterly with the line between said lots, 150 feet to the beginning.

Tract 2:
Land in the old 13th Civil District being part of a tract shown as the Subdivision of Mrs. Henrietta McCormick property on the plan of Northside Addition, as of record in Book 2330, page 122, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of River Drive, the common corner of the land herein described as Lot No. 7 on said plan; thence southwardly 56.8 feet to a point; thence westwardly 140 feet, more or less, to a point in the easterly margin of Old Hydes Ferry Pike; thence northwardly 30 feet, more or less, to a point which is the beginning of a curve; thence around said curve, 39.3 feet to a point; thence eastwardly 135.6 feet to the beginning.

Being the same property conveyed to Trustee, Inc., Trustee for the 3020 Hydes Ferry Trust, by deed from US Bank, National Association, as Trustee, on May 27, 2008, of record in Instrument Number 20080530-0055234, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2008** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and

demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 17th day of September, 2008.

GRANTOR:

Trustee, Inc

By: Kirk Whitworth, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$92,000.00**

Daphne M. Davis
AFFIANT

Subscribed and sworn to before me, this **17th** day of **September, 2008.**

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
8/23/11

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of September, 2008 before me, appeared **Kirk Whitworth** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of **Trustee, Inc.** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Kirk Whitworth** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
8/23/11

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-09

(Seal)