Space reserved for recording information:
Davidson County DEEDWARR
Recvd: 09/23/08 09:21 1 pgs
Fees:13.00 Taxes:1731.60
20080923-0096671

SPECIAL WARRANTY DEED

Preparer's File #STAMPS-08I0636

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2008.

(Affix Seal) Notary Public

My Commission Expires: 6/29/2010

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC 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:	Tax ID#:
Denny Stamps and Everett Lowe	-Same-	075 013 010700
8321 Alamo Road		
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, THE BANK OF NASHVILLE, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto DENNY STAMPS AND EVERETT LOWE, 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:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plat of James K. Wall Subdivision, as shown on plat of record in Plat Book 4470, page 152, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Param Bhatia and Harkiran Chaudri by Warranty Deed from GWC Busines Center of record in Instrument No. 200412140148780, dated 12/14/2004, Register's Office for Davidson County, Tennessee; further conveyed by Param Bhatia and Harkiran Chaudri in a Deed of Trust to Linda L. Hood, Trustee, for the benefit of The Bank of Nashville, as of record at Instrument No. 20041214-4148782, said Register's Office; then as further conveyed to The Bank of Nashville by Successor Trustee's Deed of record in Instrument No. 200808200085523, dated 8/19/2008, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 108 Bonnabrook Drive, Hermitage, Davidson County, Tennessee

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, AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other. 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.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing the same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment

Witness the hand of the authorized representative of the Grantor this 18th day of **September, 2008**:

THE BANK OF NASHVILLE

By: Ellen V. Hackett

Title: SVP

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary, of the state and county mentioned, personally appeared

ELLEN V. Hackett (Name), 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 S.V.P. (Title) of **THE BANK OF NASHVILLE**, the within named bargainor, a corporation, and that such president or officer as such

S.V.P. (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as The Bank of Nashville (Name), S.V.P. (Title).

Witness my hand and official seal at Nashville, TN, this 18th day of September, 2008.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 22, 2010

My Commission Expires: _____

ALANNA WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY