Davidson County DEEDWARR
Recvd: 09/30/08 10:29 3 pgs
Fees:18.00 Taxes:436.23
20080930-0099030

RT 6119
Return to
RESOURCE TITLE AGENGY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this August 26, 2008, by and between **INDYMAC FEDERAL BANK, F.S.B. IN CONSERVATORSHIP**, herein called Grantor, and **PAUL REICHEL AND LAURA REICHEL**, herein called Grantees,

James P. Reichel and Laura N. Reichel AKA Paul Reichel and Laura Reichel

WITNESSETH: That for and In consideration of **One Hundred Seventeen Thousand Nine Hundred and 00/100 Dollars ($117,900.00)**, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in, County of **DAVIDSON,** State of **TENNESSEE.**

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record recorded in the **DAVIDSON COUNTY REGISTER, TENNESSEE** under Instrument No. 20080930 0099029

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

1. City of Nashville taxes for the year 2008, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of Davidson taxes for the year 2008, and all subsequent years, the amount of which are not yet ascertainable, due or payable.
2. Other exceptions if any listed below.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, Claiming by, through, or under it, but not further or otherwise.

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

This instrument is executed pursuant to the authority granted in that certain Power of Attorney of record in Book _____, Page _____, or Instrument# * _____, in the official records of the aforementioned County.

* 20080815-0084123

WITNESS the signature of the Grantor the day and year first above written.

INDYMAC FEDERAL BANK, F.S.B. IN CONSERVATORSHIP

By: _____
Name: _____
Title: **Attorney-in-Fact**

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned notary public of the State and County mentioned, personally appeared Cary B Sternberg (name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact of **INDYMAC FEDERAL BANK, F.S.B. IN CONSERVATORSHIP** the within named bargainor, a corporation, and that as such Cary B. Sternberg, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and notarial seal at office this 26 day of ~~July~~ August, 2008.

My commission expires: _____
Notary Public

STACEY FRANCIS
Notary Public
STATE OF TEXAS
My Comm. Exp. Jul. 21 2012

Witness my hand, at office: _____.

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $117,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Witness my hand, at office: this 26TH day of AUGUST 2008

_____
NOTARY PUBLIC
My Commission Expires: 1-24-09

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

Property Address: **4880 TORBAY DR., NASHVILLE, TN 37211**
Owner's Name: **PAUL REICHEL AND LAURA REICHEL**
Owner's Address: **4880 TORBAY DR., NASHVILLE, TN 37211**
Mail Tax bill to: SAME AS ABOVE
Parcel No. 147-08-0 112.00 Title No. File No.

This instrument was prepared by: IN REM REO SERVICES, INC BY ITS ATTORNEYS **BOIKO AND OSIMANI, P.C., 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Lot Number 38 on the Plan of Cathey Heights, Section II, of record in Plat Book 2854, Page 126, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kathleen E. Martin and Stephen B. Martin, wife and husband, by Warranty Deed from Frank C. Tanksley, unmarried, dated August 23, 2005 and recorded August 31, 2005 in Instrument Number 20050831-0104656, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to IndyMac Bank F.S.B. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated March 4, 2008 and recorded March 17, 2008 in Instrument Number 20080317-0026572, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to IndyMac Federal Bank, F.S.B. by Quitclaim Deed from Federal Deposit Insurance Corporation as Receiver for IndyMac Bank, F.S.B., dated _____ and being recorded simultaneously herewith in Instrument Number 20080930009029 **, Register's Office for Davidson County, Tennessee.**