$ 203.00

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7001-047
33167

Davidson County DEEDWARR
Recvd: 10/15/08 11:13 3 pgs
Fees:18.00 Taxes:185.00
20081015-0103843

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30th day of September, 2008, by Fifth Third Bank.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Sean Lewis, Grantee, the following land in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSE, BEING LOT NO. 10 AND THE SOUTHERLY 1 FEET 3 INCHES OF LOT NO. 9 OF BLOCK "A" ON THE MAP OF THE SUBDIVISION OF BLOCKS "A" AND "D" OF THE MERRITT PROPERTY, AS OF RECORD IN BOOK 421, PAGE 153, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 10 AND THE SOUTHERLY PART OF LOT NO. 9 FRONT TOGETHER 51 FEET 34 INCHES ON THE EASTERLY SIDE OF LITTLE HAMILTON AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Being the same property conveyed to Fifth Third Bank in Quit Claim Deed filed as instrument number 20081015-0103842.

Commonly known as: 1308 Little Hamilton, Nashville, TN 37203

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Fifth Third Bank

BY: _____
Cindy Routh

ITS: Default Manager

Acknowledgment

State of Ohio

)ss.

County of Hamilton

On this day before me, a Notary Public, personally appeared Cindy Routh**, to me personally well-known, who acknowledged that he/she is the** Default Manager**, of Fifth Third Bank, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 30th **day of** September**,** 2008**.**

_____
Notary Public

My commission expires:

_____
(Seal)

NOTARY PUBLIC STATE OF OHIO

MINDY MILLER
Notary Public, State of Ohio
My Commission Expires
May 19, 2010

State of TENNESSEE)
)ss.
County of WILLIAMSON)

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, $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 14TH day of October, 2008.

Notary Public

My commission expires:

07/16/2011
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Sean Lewis
650 Wedgewood Avenue
Nashville, TN 37203

Parcel #105-07-0-164.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211