Davidson County DEEDWARR
Recvd: 10/28/08 12:40 3 pgs
Fees:18.00 Taxes:1024.90
20081028-0107484

After recording, please return to:
Service Link
4000Industrial Blvd
Aliquippa, PA 15001
(Seller loan No. _____)
1561822

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 14 day of October, **2008** by and between **Washington Mutual Bank**, party of the first part, and **Patrick James Shrift**, _____ Single _____, 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:

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known as Lot Nos. 1 and 73, a Resubdivision of Lots 71, 72 and 73 on the Plan of Rose Estates, Section 1 of record in Plat Book 5190 Page 753, Register's Office for said County, to which reference is made for a more complete description.

Being the same property as conveyed from Nationwide Trustee Services, Inc. to Washington Mutual Bank, Dated 1/3/2008, Recorded 1/18/2008, as described in Deed Inst# 20080118-0005855, 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 he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **Davidson** County, Tennessee; current year property taxes; 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.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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.

Washington Mutual Bank

By: _____
Printed Name: Lorre Lettman
Title: Officer

STATE OF FL
COUNTY OF Duval

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Lorre Lettman, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Officer of Washington Mutual Bank, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of Washington Mutual Bank.

WITNESS my hand, at office, this 1st day of October, **2008**.

_____ Devon D. Mischler
Notary Public

Commission Expiration: 8/10/2010

DEVON D. MISCHLER
MY COMMISSION # DD 583556
EXPIRES: August 10, 2010
Bonded Thru Notary Public Underwriters

Prepared By:
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Suite 100
Memphis, Tn 38120
FF14760

Property Address:
806 Rose Park Drive
Nashville, Tennessee 37206

Tax Parcel ID Number: 084050042.00

Property Owner & Property Address/
Mail Tax Bills To:
Patrick James Shrift
1201 Ordway Pl.
Nashville, Tennessee 37206

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Beaver)

I, Terra West,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 227,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Terra West

Affiant, Terra West, subscribed and sworn before me this 21st day of October, 2009.

Lissette Anne Moree Lissette Anne Moree
Notary Public

My commission expires: 5/4/2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2010
Member, Pennsylvania Association of Notaries