THIS INSTRUMENT PREPARED BY:
Jennifer S. Dunlap, Attorney
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/20/08 08:04 3 pgs
Fees:18.00 Taxes:858.40
20081120-0114122

New Owner
Sharon L. Shorter
7204 Riverfront Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Map & Parcel
126-16-O-A
520.00CO

SPECIAL WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **American Security Bank & Trust Company**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **Sharon L. Shorter**, hereinafter called the Grantee, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, TN, BEING Lot No. 405, on the Plan Riverwalk, Phase 3C, of record in Instrument No. 20050706-0077607, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to American Security Bank & Trust Company, by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, dated June 13, 2008, of record in Instrument No. 20080625-0065280, Register's Office for Davidson County, TN.

This is improved property known as 7204 Riverfront Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this the 17th day of November, 2008.

AMERICAN SECURITY BANK & TRUST COMPANY

By: _____
Sean D. Hart
Its: Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sean D. Hart with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of American Security Bank & Trust Company, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Sean D. Hart as such Vice President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of November, 2008.

Notary Public

My commission expires 9/19/09

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $232,000.00.

Affiant

Sworn to and subscribed before me this the 17th day of November, 2008.

Notary Public

My commission expires: Jan 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

