Davidson County DEEDWARR
Recvd: 11/24/08 15:26 2 pgs
Fees:13.00 Taxes:802.90

20081124-0115216

ATOMIC ESCROW
2008110018
PO BOX 60888
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY ~~AND RETURN TO~~:
CAROLE MORRISSEY, REO DEPARTMENT
Taylor, Bean & Whitaker Mortgage Corp.
315 NE 14th Street
Ocala, Florida 34470
Loan Number: 1334622
Property Appraisers Parcel Identification (Folio) Numbers: **07209030700**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made this **3rd** day of **November, 2008** by **TAYLOR, BEAN & WHITAKER MORTGAGE CORP.**, a corporation existing under the laws of **FLORIDA** and having its principle place of business at **315 NE 14th Street, Ocala, Florida 34470** grantor to **SARA E. LAVIOLETTE** whose post office address is **4421 Brush Hill, Nashville, Tennesse 37216** hereinafter called the Grantee: *ELIZABETH

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TWO HUNDRED ~~TEN~~ SEVENTEEN THOUSAND AND NO/100'S ($217,000.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Davidson County, State of Tennessee, viz.:

Lot(s) 59 on the map entitled Eskridge Subdivision, of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Said property is commonly known as 926 Fairwin Avenue, Nashville, Tennessee 37216.
(derivation attached)

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

Witness #1 Signature

BY: _____
Jeremy Collett, Executive Vice President

Keri Denahan
Witness #1 Printed Name

BY: _____
Joe W. Ellis, Vice President

Witness #2 Signature

(SEAL)

Shanna Johnson
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Jeremy Collett and Joe W. Ellis, acting in their capacities as Executive Vice President and Vice President, who are personally known and acknowledged to me that they signed it voluntarily for its stated purpose.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of November, 2008.

Carole Kaye Morrissey
Notary Public
Printed Name: CAROLE KAYE MORRISSEY
My Commission Expires: February 10, 2010

CAROLE KAYE MORRISSEY
MY COMMISSION EXPIRES
February 10, 2010
#DD 493771
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

SOURCE OF TITLE:

Being the same property conveyed to TAYLOR, BEAN & WHITAKER MORTGAGE CORP. by Quitclaim Deed dated November 3, 2008 of record in Instrument Number 20081124-0115215, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARA ELIZABETH LAVIOLETTE	NEW SOUTH FEDERAL SAVINGS BANK	072-09-0-307.00
(NAME)	(NAME)	
926 FAIRWIN AVENUE	210 AUTOMATION WAY	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	BIRMINGHAM, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	