Davidson County DEEDWARR
Recvd: 12/08/08 09:59 2 pgs
Fees:13.00 Taxes:1147.00

20081208-0118311

SPECIAL WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$310,000.00
|X _____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 3rd DAY OF December, 2008.
| _____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-14-2009
| (AFFIX SEAL)

JEAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MPD Community Credit Union 305 Gay Street, Suite 105 Nashville, TN 37201	New Owner	Map 96.01 Parcels 145 & 146

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

John E. Barker, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

MPD Community Credit Union

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lots Nos. 4 and 5, on the Plan of Donelson Plaza Subdivision, of record in Book 5200, Page 381, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John E. Barker by deed from Nevessee, Inc., a Nevada Corporation dated September 29, 1999 of record in Book 11705, Page 337, Register's Office for Davidson County, Tennessee, and by deed from Waltco of Nevada, Inc., a Nevada Corporation, dated October 1, 1999, of record in Book 11705, Page 334, said Register's Office.

This property is not nor has ever been a principal residence of the Grantor herein.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 381, Register's Office for Davidson County, Tennessee.
2) Property is subject to easement for sanitary sewers to Metro Government in Book 6147, Page 867, said Register's Office.
3) 2009 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2705 & 2711 Old Lebanon Road, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **MPD Community Credit Union**, their heirs and assigns, forever. Grantor, John E. Barker, warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 3rd day of December, 2008.

John E. Barker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John E. Barker, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2008.

NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076