Davidson County DEEDWARR
Recvd: 01/12/09 16:06 4 pgs
Fees:23.00 Taxes:740.00
20090112-0002968

This instrument prepared by:
Thomas N. Jones & Associates
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP&PARCEL:
Jeffrey S. Brock 505 Turtle Creek Drive Brentwood, TN 37027	same	083-13-0-182.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Tennessee Commerce Bank**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey S. Brock**, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 168 on the Plan of East Edgefield Real Estate Company as of record in 21, page 147, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 168 fronts 50 feet on the south side of Boscobel Street, formerly Magnolia Street, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Tennessee Commerce Bank by Successor Trustee's deed from J. Timothy Street, Successor Trustee, of record as Instrument No. 20081016-0104259, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the follow:

1. County property for 2009 are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Plat Book 21, page 147, said Register's Office.
3. Subject to any and all building and zoning regulations or City, County and State.

This is improved property known as 1200 Boscobel Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all person claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 9th day of January, 2009.

TENNESSEE COMMERCE BANK

BY: V.P.
Andrew M. Hawkins, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Andrew M. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Tennessee Commerce Bank, the within named bargainor, a corporation, and that he as such Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand, at office in Franklin, Tennessee, this 9th day of January, 2009.

NOTARY PUBLIC

My Commission Expires: 7-31-11

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

19794.2009/ml
Brock Jeffrey.wd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Sworn to and subscribed before me this 9th day of January, 2009.

NOTARY PUBLIC

My commission expires: 7-31-11

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

19794.2009/ml
Brock Jeffrey.wd

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

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 11/30/09

