Davidson County DEEDWARR
Recvd: 02/09/09 09:27 2 pgs
Fees:13.00 Taxes:635.94
20090209-0010853

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater or this transfer is $171,875.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 2009.

KIMBERLY D. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 7/8/09

File No. 09-6947D

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David M. Fry (NAME)	Fifth Third Mortgage Company (NAME)	87-1-B-22 CO
2173 Christina Court (STREET ADDRESS)	5001 Kingsley Drive (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	

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 all of which are hereby acknowledged, **Fifth Third Bank, N.A.** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **David M. Fry, unmarried** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of MONTICELLO SUBDIVISION, as shown by plat of record in Instrument No. 200604170043313, in the 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 Corinthian Custom Homes, Inc., by deed from Thurman R. Williamson and spouse, Joann S. Williamson of record as Instrument No. 200401020000549 and by Quitclaim Deed of record as Instrument No. 200401020000550, dated December 17, 2003, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Fifth Third Bank, N.A. from Thomas W. Lawless, Trustee, by Deed dated July 31, 2008, as Instrument No. 200808180084721, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2006 taxes have been paid by the Grantor. The current year's taxes have been prorated between the Grantor and Grantee. Any future taxes will be assumed by the Grantee herein.

This is improved property known as 2173 Christina Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 23rd day of January, 2009.

Fifth Third Bank, N.A.

Daryl McCubbin, Vice Pres

By: Daryl McCubbin, Vice President

STATE OF Tennessee}
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Daryl McCubbin, Vice President for Fifth Third Bank, N.A., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Vice President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of January, 2009.

My Commission Expires: 2-15-09

Amy Lockhart
Notary Public

AMY LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066