Davidson County DEEDWARR
Recvd: 02/13/09 15:47 3 pgs
Fees:18.00 Taxes:302.11
20090213-0012895

Record and Return to:
ServiceLink LP
4000 Industrial Blvd
Aliquippa PA 15001

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 3 **day of** April, 2007, by and between **Washington Mutual Bank,** party of the first part, and **David Schaffer, a single person,** party of the second part,

WITNESSETH: That good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

All that certain parcel of land situate in the County of Davidson and State of Tennessee being part of Lot No. 1 on the Map of A.B. Spain's Subdivision of Lischey Garden, as of record in Book 161, Page 116, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Mile End Avenue 60 feet to a point, the southwest corner of the lot conveyed to C.L. Rose and wife, by deed from Henry Molter and wife, of record in Book 1110 Page 58, said Register's Office; thence northerly, with Rose's westerly line, and parallel with the easterly margin of Jones Avenue 150 feet to a point, Rose's northwest corner; thence westerly, parallel with the northerly margin of Mile End Avenue, 60 feet to a point; thence southerly 150 feet to the point of beginning.

Being the same property as conveyed to Party of the first part by _____ of record in Instrument Number _____, in the Register's Office of Davidson County, Tennessee.

20070720-0086415

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The Seller makes no representations or warranties, of any kind whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property. Buyer assumes all taxes owed and due for the current year and takes title subject to any all encumbrances, easements, liens, or exceptions filed in the Register's Office of Davidson County, Tennessee. This deed was prepared without the benefit of a title search.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

Washington Mutual Bank

By: Victoria H. Grimm

Title: Victoria H. Grimm
Assistant Vice President

****

STATE OF Florida
COUNTY OF Duval

4-3-07

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared Victoria H. Grimm Assistant Vice President with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of the within named bargainor, Washington Mutual Bank, and that he/she as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by himself/herself as such

WITNESS my hand and seal at office this the 3 day of April 2007, 2008.

Brenda W. Oxford
Notary Public
My Commission expires: 10-11-2011

BRENDA W. OXFORD
MY COMMISSION # DD 724202
EXPIRES: October 11, 2011
Bonded Thru Notary Public Underwriters

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(FOR RECORDING DATA ONLY)

Property Address:
705 Douglas Ave.
Nashville, TN 37207

Grantor:
Washington Mutual Bank
Loan No.: _____
10501 North Central Expressway
Dallas, TX 75231

Grantee:
David Schaffer
705 Douglas Ave.
Nashville, TN 37207

Tax/Parcel Numbers:
071-16-0-052.00

Mail tax bills to:
David Schaffer
705 Douglas Ave.
Nashville, TN 37207

Prepared By:
Chris Thornton
6489 Quail Hollow Rd.
Suite 100
Memphis TN
38120

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 81,650.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th day of April, 2008.

Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2010
Member, Pennsylvania Association of Notaries

Exhibit "A"
Legal Description

All that certain parcel of land situate in the County of Davidson and State of Tennessee being part of Lot No. 1 on the Map of A.B. Spain's Subdivision of Lischey Garden, as of record in Book 161, Page 116, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Mile End Avenue 60 feet to a point, the southwest corner of the lot conveyed to C.L. Rose and wife, by deed from Henry Molter and wife, of record in Book 1110 Page 58, said Register's Office; thence northerly, with Rose's westerly line, and parallel with the easterly margin of Jones Avenue 150 feet to a point, Rose's northwest corner; thence westerly, parallel with the northerly margin of Mile End Avenue, 60 feet to a point; thence southerly 150 feet to the point of beginning.

Being the same property as conveyed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, to Washington Mutual Bank, as described in Deed Instr. #20070720-0086415, Recorded 07/20/2007 in Davidson County Records.

Tax ID: 071 16 0 052.00