BILL GARRETT, Davidson County
Trans:T20090020896 DEEDWARR
Recvd: 03/31/09 09:01 4 pgs
Fees:23.00 Taxes:146.15

20090331-0028653

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090300181S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Herschel Owens and Annie Owens, Cassandra Cohen and Carlos Cohen, and Herschel Owens III	SEND TAX BILL TO: Herschel Owens and Annie Owens, Cassandra Cohen and Carlos Cohen, and Herschel Owens III	MAP/PARCEL NUMBERS: 06011 0A 038.00 C0
(Name) 2717 Pine Ridge Dr.	(Name) Same as	
(Address) Nashville, TN 37207	(Address) New Owner	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, National City Bank, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Herschel Owens and Annie Owens, Cassandra Cohen and Carlos Cohen, and Herschel Owens III, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2717 Pine Ridge Dr, Nashville, TN, 37207, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

(Continuation of Special Warranty Deed)

Witness our hand as of the 17th of March '09, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

National City Bank by Home Loan Servies Inc. as Attorney in Fact

By: _____

Name: Eileen Paparielle, Asst VP

Its: _____

State of PA
County of Allegheny

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Eileen Paparielle, Asst VP who acknowledged to me that she/he is ASST VP (Title of person signing) of Home Loan Svcs, Inc. (Name of Company), the attorney-in-fact for National City Bank, and that in its capacity as attorney-in-fact for National City Bank she/he executed, signed and delivered the above and foregoing instrument after having been authorized by National City Bank and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 17 day of March, 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melissa Linn Elliott, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 15, 2012
Member, Pennsylvania Association of Notaries

Melissa Linn Elliott
Notary Public
My Commission Expires: 4/15/12

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 39,500.00

Affiant

Subscribed and sworn to before me this 3/23/09.

Notary Public

My Commission Expires: 11/23/09

RE: 2717 Pine Ridge Dr, Nashville, TN 37207

BRIAN K. ROBERTS
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY, TENN.

TN_REO_SpecialWarrantyDood(rev).rdy
JMF / DS 2/27/2008

NSR-0903001815
03/16/09 @ 12:33-PM

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 63 on the Final Plat of the Pine Ridge Subdivision, Section Four, of record in Plat Book 9700, Page 178, said Registers's Office, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to National City Bank, its successors and assigns, by Substitute Trustee's Deed dated December 31, 2008, recorded January 8, 2009 as Instrument No. 20090108-0001999 in the Register's Office for said county.

RE: 2717 Pine Ridge Dr, Nashville, TN 37207

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 2717 Pine Ridge Dr, Nashville, TN 37207