Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4084-046
36992

BILL GARRETT, Davidson County
Trans:T20090026107 DEEDWARR
Recvd: 04/21/09 09:40 3 pgs
Fees:18.00 Taxes:129.13
20090421-0035921

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 1st day of April, 2009, by First Horizon Home Loans, by U.S. Real Estate Services, Inc, as Attorney in Fact., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Chris Clausi and Jon Paul Taylor, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 10, Block C, Hermitage Addition, as shown on plat of record in Plat Book 57, Page 42 and 43, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Novastar Mortgage, Inc. in Successor Trustee's Deed filed as instrument number 20070502-0052752.

Being the same property conveyed to First Horizon Home Loans in Quitclaim Deed filed as instrument number 20090421-0035920.

Commonly known as: 79 Donelson Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

First Horizon Home Loans, by U.S. Real Estate Services, Inc., as Attorney in Fact

POA instrument # 20021002-0119734

BY: _____

ITS: Authorized Signer

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Rita Sharaf, **to me personally well-known, who acknowledged that he/~~she~~ is the** Authorized Signer **of** U.S. Real Estate Services, Inc., **a corporation, as attorney-in-fact for First Horizon Home Loans, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/~~herself~~ as such officer.**

Witness my hand and seal this 1st **day of** April, 2009.

_____
Notary Public

DANA SUE CHILDS
Commission # 1711832
Notary Public - California
Orange County
My Comm. Expires Jan 17, 2011

My commission expires:

Jan 17, 2011

(Seal)

property address; 79 Donelson St Nashville,Tn 37210

State of TENNESSEE

)ss.

County of WILLIAMSON

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, $34,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 20th day of April, 2009.

Notary Public

My commission expires:

07/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Chris Clausi
101 Cape Breton Court
Franklin, TN 37067

Map No. 093-16-0-357.00

Return to:
Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211

Property address;
79 Donelson St Nashville,Tn 37210