Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Returned to:

PAULA JACKSON
105 Nashboro Greens
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20090037938 DEEDWARR
Recvd: 06/08/09 11:12 3 pgs
Fees:18.00 Taxes:395.90
20090608-0052891

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 19th day of May, 2009, by and between

FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK, NATIONAL ASSOCIATION

Hereinafter referred to as Grantor, and

PAULA JACKSON

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE HUNDRED SEVEN THOUSAND AND 00/100 ($107,000.00) DOLLAR cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book _____, at page _____, Instrument Number 20081211-0119500, of Davidson County, Tennessee.

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 Grantees, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate, that the Grantor has a good right to sell and convey the same; that the same is unencumbered except:

As set out above.

And that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons, claiming by, through or under the Grantor.

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.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

x Lynn Lutch

FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK, NATIONAL ASSOCIATION

BY: Nicole Lehner

STATE OF Pennsylvania
COUNTY OF Washington

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Nicole Lehner with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the Closing Coordinator of the within bargainor, and that he/she as such Nicole Lehner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Closing Coordinator

Witness my hand, at offices, the 19th day of May, 2009

Karen A Held

Notary Public
Commission expires: _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen A. Held, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Oct. 24, 2009
Member, Pennsylvania Association of Notaries

VALUATION AFFIDAVIT

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 $ 107,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Nicole Lehner

Affiant

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Subscribed and sworn to before me this 19th day of May, 2009

Karen A Held

Notary Public
Commission Expires _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen A. Held, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Oct. 24, 2009
Member, Pennsylvania Association of Notaries

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
PAULA JACKSON 105 Nashboro Greens Nashville, TN 37217	SunTrust Mtg 1001 Semmes Ave Richmond, VA 23224	105 Nashboro Greens Nashville, TN 37217 MAP PARCEL NO.: 135110C00300CO

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3 ON THE PLAN OF HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, PHASE ONE, NASHBORO VILLAGE - TRACT 18, OF RECORD IN PLAT BOOK 9700, PAGE 968, AND AMENDED IN PLAT BOOK 11700. PAGE 48, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

PROPERTY COMMONLY KNOWN AS: 105 NASHBORO GREENS, NASHVILLE, TN 37217

Our File No. ANA20095201