RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20090039218 DEEDWARR
Recvd: 06/12/09 10:22 4 pgs
Fees: 23.00 Taxes: 355.20
20090612-0054679

Prepared By ~~and Return to~~:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090500364S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Derek Konen	SEND TAX BILL TO: Derek Konen	MAP/PARCEL NUMBERS: 096-10-0-155.00
(Name) 2818 Dunmore Dr.	(Name) 2818 Dunmore Dr.	
(Address) Nashville, TN 37214	(Address) Nashville TN 37214	
(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 Derek Konen, * AN UNMARRIED MAN the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2818 Dunmore Dr, Nashville, TN, 37214, 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.

(Continuation of Special Warranty Deed)

Witness our hand as of the _____, 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 Services Inc. as Attorney In Fact

BY: _____

NAME: _____

ITS: Bryan G. Kusich, V.P.

State of PA
County of Allegheny

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Bryan G. Kusich, V.P. who acknowledged to me that she/he is _____(Title of person signing) of _____(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 21 day of May, 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Katherine A. Weir, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Nov. 17, 2011
Member, Pennsylvania Association of Notaries

Katherine A. Weir
Notary Public
My Commission Expires: 11/17/11

State of PA
County of Allegheny

The actual consideration or value, whichever is greater, for this transfer is $ 96,000.00

Affiant Bryan G. Kusich, V.P.

Subscribed and sworn to before me this 5/21/09

Katherine A. Weir
Notary Public
My Commission Expires: 11/17/11

RE: 2818 Dunmore Dr, Nashville, TN 37214

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Katherine A. Weir, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Nov. 17, 2011
Member, Pennsylvania Association of Notaries

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: 2818 Dunmore Dr, Nashville, TN 37214

EXHIBIT "A"

Being Lot No. 32 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to National City Bank by Substitute Trustee's Deed, recorded 2/19/2009 under Instrument 20090219-0014589, Davidson County Register of Deeds.

RE: 2818 Dunmore Dr, Nashville, TN 37214