SPECIAL WARRANTY DEED

P-FTB-09-7856

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2009.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason D. Powers	JASON D. POWERS	
3965 ATKINS DR. ~~7856 Oakfield Grove Dr.~~	(NAME) SAME AS OWNER	
(ADDRESS) NASHVILLE, TN 37211 ~~Brentwood, TN 37027~~	(ADDRESS)	181-10-0A-254.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we FIFTH THIRD BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JASON D. POWERS AND WIFE, PATRICIA D. POWERS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 831, Final Plat Autumn Oaks Subdivision, Phase Eight, as shown on plat of record in Instrument 200509060106510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Autumn Oaks L L C by deed from Paul E. Johnson a 2/3 undivided interest, H. Maxine Sullivan, a 2/3 undivided interest and B & Y Enterprises, a 1/2 undivided interest of record in Book 11387, Page 173 on 03/15/1999 and filed for record on 03/16/1999, Register's Office for DAVIDSON County.
Being the same property conveyed to Autumn Oaks Partnership a Tennessee General Partnership by deed from Autumn Oaks LLC a Tennessee Limited Liability Company of record in Instrument 200606020065452 on 05/26/2006 and filed for record on 06/02/2006, Register's Office for DAVIDSON County.
Being the same property conveyed to Corinthian Custom Homes Inc. a Tennessee Corporation by deed from Autumn Oaks LLC of record in Instrument 200606150071530 on 06/12/2006 and filed for record on 06/15/2006, Register's Office for DAVIDSON County.
Being the same property conveyed to Fifth Third Bank by deed from Thomas W. Lawless, Substitute Trustee of record in Instrument 200807020068661, corrected in Instrument 200809240097028, on 06/13/2008 and filed for record on 07/02/2008, Register's Office for DAVIDSON County.

unimproved ( )
This is improved (X) property, known as 7856 Oakfield Grove, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever 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 my/our hand(s) this 4th day of June, 2009.

Fifth Third Bank
BY: _____

BILL GARRETT, Davidson County
Trans: T20090039218 DEEDWARR
Recvd: 06/12/09 10:41 2 pgs
Fees: 13.00 Taxes: 425.50
20090612-0054689

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 4th day of June, 2009, before me personally appeared Daryl McCubbin, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Fifth Third Bank, the within named bargainor, a corporation, and that he/she as such Daryl McCubbin executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of June, 2009.

Carol A. Clawson
Notary Public

My Commission Expires: 3-30-10

(SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:

Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067
Phone: (615)599-9959