03

Realty Title

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4084-613
173377

BILL GARRETT, Davidson County
Trans:T20090043364 DEEDWARR
Recvd: 06/29/09 15:18 3 pgs
Fees:18.00 Taxes:175.75
20090629-0060355

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 18th day of June 2009, by National City Bank, by its authorized Attorney in fact National City Home Loan Services, Inc. n/k/a Home Loan Services, Inc., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Sanjay Patel, Grantee, the following land in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 57 on the Plan of Belle Acres, Section 1, of record in Plat Book 5200, page 144, as revised in book 5200, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to National City Bank by Trustee's Deed dated January 27, 2009 and filed January 30, 2009 as Instrument No. 20090130-0007928 of records in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1905 Meadow Cliff, 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 Grantee and unto his 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.

National City Bank, by its authorized Attorney in fact National City Home Loan Services, Inc. n/k/a Home Loan Services, Inc.

POA Instrument # 20070803-0092718

BY: _____

ITS: Eileen Paparlella, Asst VP

Acknowledgment

State of PA

County of Allegheny

On this day before me, a Notary Public, personally appeared Eileen Paparlella, Asst VP**, to me personally well-known, who acknowledged that he/she is the** Eileen Paparlella, Asst VP **of National City Home Loan Services, Inc. n/k/a Home Loan Services, a corporation, as attorney-in-fact for National City Bank, 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 18 **day of** June, 2009.

Katherine A. Weir

Notary Public

My commission expires:

11/17/11

(Seal)

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

State of TENNESSEE
)ss.
County of DAVIDSON

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, $47,500.00, 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 23RD day of JUNE, 2009.

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My commission expires: 2/11/13

(Seal)

Property owner and party responsible for payment of taxes:
Sanjay Patel
1673 STOKLEY LANE
OLD HICKORY, TN 37138

Map No. 095-05-0-A-057.00

Return to:

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