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Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20090057684 DEEDWARR
Recvd: 08/24/09 10:33 3 pgs
Fees:18.00 Taxes:367.78
20090824-0079265

THIS INSTRUMENT PREPARED FOR RECORDING BY:
SHANKS & BLACKSTOCK, ATTYS.
POST OFFICE BOX 1346
KNOXVILLE, TN 37901

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description. GDS/pb/42FC/SeanKennedy SWD/NT

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17th day of August, 2009, between, **HOME FEDERAL BANK OF TENNESSEE**, a corporation organized and existing under the laws of the United States of America, with its principal place of business in Knox County, Tennessee, First Party, and **SEAN M. KENNEDY***, Second Party.

*UNMARRIED

WITNESSETH:

That said First Party, for and in consideration of the sum of ONE AND NO/100ths DOLLARS ($1.00) to it in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Party the following described premises:

SITUATED in Davidson County, Tennessee, and being known and designated as Lot No. 170A as shown on Zone Lot Division of Lot 170, Shepherd Hills, Section 5, of record in Plat Book 2854, page 119, and amended in Plat Book 6900, page 126, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete and accurate legal description.

THE NAME AND ADDRESS OF A PROPERTY OWNER: SEAN M. KENNEDY
2128 E. HILL DRIVE, MADISON, TN 37115
(Property Owner)
Address: SAME AS ABOVE

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
US BANK, NA
Address: 3180 RIDER TRAIL
EARTH CITY, MO 63045-1518

PARCEL ID NO. 34-03-0-0.67.00

BEING the same property conveyed to Home Federal Bank of Tennessee by Investor's Trust Company, Substitute Trustee, by Substitute Trustee's Deed, dated August 13, 2009, and recorded in Instrument No. 200908130076244, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, to all applicable governmental and zoning regulation, and to all conditions shown on the recorded map.

The street address of the above described property is believed to be 2128 East Hill Drive, Madison, Tennessee 37115, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

IT IS AGREED BETWEEN THE FIRST PARTY AND THE SECOND PARTY THAT THE SAID SECOND PARTY ACCEPTS THE ABOVE PROPERTY AND IMPROVEMENTS THEREON IN THE CONDITION AS THEY NOW EXIST AND THE FIRST PARTY MAKES NO WARRANTIES OR COVENANTS AS TO THE CONDITION OF THE STRUCTURE OR PROPERTY OR ANY IMPROVEMENTS THEREON OR ANY IMPROVEMENTS NOT COMPLETED.

with the hereditaments and appurtenances thereto appertaining, TO HAVE AND TO HOLD THE said premises to the said Second Party, his heirs and assigns forever.

And said Party of the First Part covenants that it is lawfully seized of said property, has good right to convey the same, and will and does warrant unto said Second Party, his heirs and assigns, the title of said property as against all persons claiming by, through, or under the First Party, but no further.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be executed and its name to be signed hereto by its duly authorized officer or officers, as shown below, by authority of its Board of Directors, this the day and year first above written.

HOME FEDERAL BANK OF TENNESSEE

By: _____
TERRY E. ROWLAND, SR. VICE PRESIDENT

STATE OF TENNESSEE)
: ss.
COUNTY OF KNOX)

Before me the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **TERRY E. ROWLAND** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a **SENIOR VICE PRESIDENT** of **HOME FEDERAL BANK OF TENNESSEE**, the within named bargainor, a corporation, and that he as such **SENIOR VICE PRESIDENT** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as **SENIOR VICE PRESIDENT**.

Witness my hand and seal at office, this 17 day of August, 2009.

Jennifer R Combs
NOTARY PUBLIC for the State of Tennessee

My Commission Expires:
4/1/2013

JENNIFER R. COMBS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 99,400.00. Affiant: _____.

Subscribed and sworn to before me this 20th day of AUGUST, 20 09.

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
06/17/2013

Notary Public for the State of Tennessee _____
My Commission Expires: _____