RT10335 KP

Davidson County DEEDWARR
Recvd: 09/02/09 11:52 6 pgs
Fees:33.00 Taxes:281.66
20090902-0082439

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
ELIZABETH ~~BOLING~~ Bolling eb 1025 JASPERSON DRIVE MADISON, TN 37115	ELIZABETH ~~BOLING~~ Bolling 1025 JASPERSON DRIVE MADISON, TN 37115

FOR AND IN CONSIDERATION OF THE SUM OF Seventy-six Thousand One Hundred Twenty-five and 00/100 Dollars ($76,125.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, REO PROPERTIES CORPORATION (herein, "Grantor"), whose address is 7360 South Kyrene Road, Tempe, AZ 85283, hereby sells, transfers and conveys to ELIZABETH ~~BOLING~~*, an unmarried woman (herein, "Grantee"), whose address is 1025 Jasperson Drive, Madison, TN 37115, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

*Bolling eb

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 12 day of August, 2009.

GRANTOR:

REO Properties Corporation
By: [signature]
Printed Name: [illegible]
Title: Authorized Signer

PIN NO: 051-07-0-019.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

RETURN TO
RESOURCE TITLE AGENCY, INC.
2630 Elm Hill Pike, Suite 350
Nashville TN 37214

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, George Dumler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Authorized Signer of REO Properties Corporation, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 12 day of August, 2009

[Affix Notary Seal]

JENNIFER L. FULK
Notary Public, State of Arizona
Maricopa County
My Commission Expires
May 31, 2013

Jennifer L Fulk
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 76,125.00

GRANTEE

Grantee signature Elizabeth Bolling
Elizabeth ~~Bolling~~ Bolling EB

Subscribed and sworn to under oath before me, this 25 day of August, 2009

[Affix Notary Seal]

NOTARY PUBLIC
AT LARGE
Linda Mathenay
SIGNATURE OF NOTARY PUBLIC
My commission expires: October 8, 2012
STATE OF TENNESSEE

Escrow File No.: **RT10335**

EXHIBIT "A"

Real estate located in the 11th District of Davidson County, Tennessee, described as follows:

Tract No.1:
Lying East of Lot 161, 162, Lot 1 and 2 on the map of Pleasant Acres, Section One, of record in Book 2133, Page 60, Register's Office for said county, and described according to a copy of a survey thereof made by Solon E. Davis, Engineers, August 19, 1954, as follows:

Beginning at a concrete monument at the Northeast corner of Lot No. 2 in the tract marked "Ferris C. Bailey, Trustee, future development", said point being 325 feet East of the East margin of Graycroft Road; thence South 86 deg. 45' 17" East 770.72 feet to a point; thence South 3 deg. 54' 31" west 350.79 feet to a point in the North line of the subdivision of the Beasley Tract, not of record, being a corner of Lot 7 on said plan; thence North 86 deg. 10' 48" West 769.85 feet to a point at the corner of Lot No. 162, and of Lot 1 on said Pleasant Acres Subdivision, Section One; thence along the East or rear line of Lots 1 and 2, North 3 deg. 46' 31" East 353.06 feet to the point of beginning.

Tract No.2:
Beginning at a point on the North margin of Due West Avenue, at a concrete monument in the South line of Lot 7, at the beginning of a curve, northwesterly 39.3 feet to a concrete monument in the westerly line of Lot 7, in the East margin of said 60-foot unnamed street; thence with the margin of said street, northwardly 325 feet to the South line of the land conveyed to Lewis E. Gaines, aforesaid; thence with Gaines' South line, westerly 60 feet to a point, the Northeast corner of Lot 6 above referred to; thence with the easterly line of Lot 6, and the westerly margin of said unnamed street, southwardly 325 feet to a concrete monument at the beginning of a curve; thence along said curve, southwesterly 39.3 feet to the northerly margin of Due West Avenue; thence with the margin of the same easterly 110 feet more or less to the beginning.

Included in the description of the above two tracts of land but expressly excluded from the property are the following two tracts of land:

Tract No. One:
A 40-foot easement along the entire North line of Lot No.2 on the map of Pleasant Acres, Section One, of record in Book 2133, Page 60, said Register's Office which said easement runs from the Northwest corner of the Tract of 6.49 acres described in Tract No.1 above which was originally conveyed to Lewis E. Gaines by deed of record in Book 2296, Page 427, westwardly along the North line of said Lot 2, to the easterly margin of Graycroft

Road, as set forth and originally granted to Lewis E. Gaines by said deed of record in Book 2296, Page 427, said Register's Office, and of Lot 1 on said Pleasant Acres Subdivision, Section One; thence along the East or rear line of Lots 1 and 2, North 3 deg. 46' 31" East 353.06 feet to the point of beginning.

Tract No. Two:
Being part of an unnumbered tract lying East of certain lots on the map of Pleasant Acres Subdivision, Section 1, as of record in Book 2133, Page 60, Register's Office for said County, being known as Tract No. 1 and part of Tract No. 2 on the unrecorded map of subdivision of said tract, made by T.R. Sanford, Surveyor, August 27, 1954, for Lewis E. Gaines, and part of a 60 foot strip of roadway fronting on Due West Avenue, lying between Lots 6 and 7 on the unrecorded map of subdivision of the Beasley property, and described as follows:

Beginning at a point on the North margin of Due West Avenue, in the South line of Lot 7 of said Beasley property, at the beginning of a curve at the intersection of said avenue and said 60-foot strip of roadway above mentioned; thence along said curve, northwesterly 39.3 feet to a concrete monument in the westerly line of Lot 7; thence with the margin of said roadway, northwardly 325 feet to a point in the South line of the land conveyed to said Lewis E. Gaines by deed of record in Book 2296, Page 427, said Registers Office; thence with the North line of said Lot 7, eastwardly 170.8 feet to the Northeast corner of Lot 7; thence northwardly 360.79 feet to a point; thence westwardly 170.8 feet to a point; thence southwardly 299.07 feet to a point; thence westwardly 30 feet to a point; thence southwardly 60 feet to a point in the South line of the land conveyed to said Gaines by deed in Book 2296, Page 427, aforesaid in the North terminus of said 60-foot roadway; thence along the center line of said roadway, southwardly 350 feet more or less to the North margin of Due West Avenue; thence with the margin of said avenue eastwardly 55 feet more or less to the point of beginning.

Being the same property conveyed to Lewis E. Gaines by Warranty Deed from Ferriss C. Bailey, Trustee dated August 25, 1954 and recorded September 4, 1954 in Book 2296, Page 427, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Lewis E. Gaines by Warranty Deed from Ferriss C. Bailey, Trustee dated November 15, 1954 and recorded November 22, 1954 in Book 2333, Page 198, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Betty Sue Gaines and her son, Richard Alan Gaines, as joint tenants with right of survivorship, by Quitclaim Deed from Lewis E. Gaines, a married man, dated January 29, 1995 and recorded February 1, 1996 in Book 9934, Page 848, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Richard Alan Gaines and his wife, Paula Gaines by Quitclaim Deed from Betty Sue Gaines, unmarried, dated October 8, 1996 and recorded

October 9, 1996 in Book 10220, Page 476, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Richard Alan Gaines and wife, Paula Gaines, to create a Tenancy by the Entirety by Quitclaim Deed from Richard Alan Gaines and wife, Paula Gaines dated July 15, 1998 and recorded July 21, 1998 in Book 11028, Page 883, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to REO Properties Corporation by Substitute Trustee's Deed from Joel E. Jordan, Substitute Trustee, dated February 24, 2009 and recorded March 4, 2009 in Instrument Number 20090304-0019145, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Karen Winkler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Winkler

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jean Peterson, a notary public for this county and state, Karen Winkler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jean K Peterson

Notary's Signature

My Commission Expires: 12-19-11.

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011