Record and Return to:

Tennessee Title Services
8005 Church St E s 216
Brentwood, TN 37027

S&K #: 09-020862

SPECIAL WARRANTY DEED

THIS DEED, between Wachovia Bank of Delaware, NA, organized and existing under the laws of the United States of America hereinafter called Grantor, and Michael Mercer and MC Mercer, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot Number 70A, Zone Lot Division of Lot Numbers 69 and 70, J. B. Haynie's Cumberland Heights, of record in Book 6200, Page 479, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20001020-0104159 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument# 20081216-0120277, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Wachovia Bank of Delaware, NA

BY: Shawn McClure

Title: Assistant Vice President

BILL GARRETT, Davidson County
Trans:T20090067391 DEEDWARR
Recvd: 10/05/09 07:47 3 pgs
Fees:18.00 Taxes:99.53
20091005-0091985

ACKNOWLEDGMENT

State of California
County of ALAMEDA)

On 9/28/09 before me, K.C.CHAVEZ, Notary Public
(insert name and title of the officer)

personally appeared Shawn McKenna,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity~~(ies)~~, and that by his/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

WMD1 K. C. CHAVEZ WMD1
COMM. #1754944
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Comm. Expires July 02, 2011

Signature Kchavez (Seal)

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of Wachovia Bank of Delaware, NA, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this _____day of _____, 2009.

_____
Notary Public

My Commission Expires: _____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $26,901.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

WITNESS my hand and Official Seal at Office this 30th day of September, 2009.

_____
Notary Public

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-2-11

Property Address: 1302 Aline Avenue, Unit A, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Michael Mercer and MC Mercer
215 Perlen Drive
Nashville, TN 37206

S & K File # 09-020862

Map & Parcel - 071100189.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119