BILL GARRETT, Davidson County
Trans:T20090067943 DEEDWARR
Recvd: 10/06/09 08:25 2 pgs
Fees:13.00 Taxes:339.48
20091006-0092647

S&K #: 09-016952

SPECIAL WARRANTY DEED

THIS DEED, between Wachovia Mortgage Corporation, organized and existing under the laws of the United States of America hereinafter called Grantor, and KEITH L DYER, 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:

Described property located in Davidson County, Tennessee to wit:

Lot Number 68 on the Plan of Hickory Highland Place, Phase I, as of record in Plat Book 9700, Page 189, Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description

For source of title, see Instrument #20081113-0112364, said Register's office,

This legal description is identical with that in Deed of Trust recorded in INSTRUMENT NO 20050819-0098871 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in INSTRUMENT NO 20081113-0112364, 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 Mortgage Corporation

BY: _____
Donna Whitney
Title: Assistant Vice President

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donna Whitney 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 Mortgage Corporation, 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 21 day of September, 2009.

Notary Public

LAURENCE SANGALANG
Notary Public, State of Florida
My comm. exp. July 30, 2011
Comm. No. DD 688362

My Commission Expires: 7/30/11

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 $91,750.00 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 21st day of September, 2009.

Notary Public

My Commission Expires: 3-20-10

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 5012 Highlander, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
KEITH L DYER
P.O. Box 221
Gladeville, TN 37071

S & K File # 09-016952

Map & Parcel - 163 02 0 020.00

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

Return to:

Service Escrow & Title, Inc.
6001 Jackson Square Blvd. Ste. 700
Lavergne, TN 37086