BILL GARRETT, Davidson County
Trans:T20090068302 DEEDWARR
Recvd: 10/06/09 16:11 3 pgs
Fees:18.00 Taxes:569.06
20091006-0093156

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Meagan Story **106A 38th Avenue North** **Nashville, Tennessee 37209**	**New Owner**	104-05-0-037.00.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, William A. Maxwell, married (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Meagan Story, unmarried (herein referred to as "Grantee"), her heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> BEING Lot No. 115-A West Grove Subdivision, Lot 115, as shown by plat of record in Plat Book 6250, page 915, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to William A. Maxwell by Special Warranty Deed from Thomas US Bank National Association, as Trustee for SASCO 2005-WF4, by its duly authorized Attorney in fact Wells Fargo Bank N.A., of record in Instrument No. 20090406-0031110, dated March 4, 2009, Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 106A 38th Avenue North, Nashville, Davidson County, Tennessee, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and representatives, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2009 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and representatives, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

Linda Maxwell, spouse of William A. Maxwell, joins in this conveyance for the purpose of conveying her marital right, title, and interest in the Property.

WITNESS this the 5th day of October, 2009.

GRANTORS:

William A. Maxwell

Linda Maxwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the property is $153,800.00.

Maagan Stacy 10/5/09
AFFIANT

Subscribed and sworn to before me, this 5th day of October, 2009.

C. Tucker Herndon
NOTARY PUBLIC

My Commission Expires: 11/7/12

C. TUCKER HERNDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, William A. Maxwell and Linda Maxwell (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of October 2009.

C. Tucker Herndon
NOTARY PUBLIC

My Commission Expires: 11/7/12

C. TUCKER HERNDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012