BILL GARRETT, Davidson County
Trans:T20090072768 DEEDWARR
Recvd: 10/27/09 09:51 3 pgs
Fees:18.00 Taxes:381.10
20091027-0098863

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	**OWNER (SEND TAX BILLS TO):**
SingleSource Property Solutions 333 Technology Drive Suite 112 Canonsburg,Pa. 15317 Sandra Karbowski	WILLIAM H. BUCHANAN, JR. LASHANNON R. BUCHANAN 629 COUNTRY MEADOW COURT ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Three Thousand and 00/100 Dollars ($103,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BANCO POPULAR NORTH AMERICA (herein, "Grantor"), whose address is 9600 W. Bryn Mawr, Rosemont, IL 60018, hereby sells, transfers and conveys to WILLIAM H. BUCHANAN, JR., and LASHANNON R. BUCHANAN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 629 Country Meadow Court, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 629 Country Meadow Court, Antioch, TN 37013

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 16th day of OCTOBER, 2009.

GRANTOR:

Banco Popular North America

By: _____
Printed Name: _____
Title: V.P. Risk

PIN NO: 150 07 0 192.00

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

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, David Cotleur for Banco Popular North America, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the V.P. Risk of Banco Popular North America, 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 16th day of October, 2009.

[Affix Notary Seal]

MANUEL R. BANNATYNE NOTARY PUBLIC STATE OF TEXAS EXPIRES 5-9-2011

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-9-2011

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 103,000.00.

GRANTEE

Grantee signature William H. Buchanan
William H. Buchanan, Jr. AND
LaShannon R. Buchanan LA SHANNON R. BUCHANAN

Subscribed and sworn to under oath before me, this _____ day of October, 2009.

[Affix Notary Seal]

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen B. Heavener
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/7/11

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 169 ON THE PLAN OF THE COUNTRY, SECTION 5, AS OF RECORD IN BOOK 5200, PAGE 271 AND 272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 169 FRONTS 34.55 FEET ON THE NORTHERLY MARGIN OF COUNTRY MEADOW COURT AND EXTENDS BACK 119.2 FEET ON THE EASTERLY LINE AND 178.24 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR MEASUREING 167.40 FEET THEREON.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

✓Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20090629-0060107 on June 29, 2009.

PIN NO: 150 07 0 192.00

STREET ADDRESS:

629 Country Meadow Court, Antioch, TN 37013