BILL GARRETT, Davidson County
Trans: T20090079445 DEEDWARR
Recvd: 11/23/09 11:16 4 pgs
Fees: 23.00 Taxes: 369.08
20091123-0107412

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNA-091000135S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: James Mahoney and Marilyn Mahoney	SEND TAX BILL TO: James Mahoney and Marilyn Mahoney	MAP/PARCEL NUMBERS: 082140A06600CO
(Name) 404 Iris Drive	(Name) 404 Iris Dr.	
(Address) Celebration FL	(Address) Celebration FL	
(City) (State) (Zip) 34747	(City) (State) (Zip) 34747	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, First Horizon Home Loans, a Division of First Tennessee Bank, National Association, Grantor, has this day bargained and sold, and does hereby transfer and convey unto James Mahoney and Marilyn Mahoney, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 924 First Avenue, Nashville, TN, 37201, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 10th of November, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

First Horizon Home Loans, a Division of First Tennessee Bank, National Association by SingleSource Property Solutions, LLC as Attorney In Fact

BY: Stephanie Sabatos

NAME: Stephanie Sabatos

ITS: closing coordinator

State of Pennsylvania
County of Washington

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Stephanie Sabatos who acknowledged to me that she/he is closing coordinator (Title of person signing) of SingleSource Property Solutions (Name of Company) the attorney-in-fact for First Horizon Home Loans, a Division of First Tennessee Bank, National Association, and that in its capacity as attorney-in-fact for First Horizon Home Loans, a Division of First Tennessee Bank, National Association she/he executed, signed and delivered the above and foregoing instrument after having been authorized by First Horizon Home Loans, a Division of First Tennessee Bank, National Association and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 10th day of November, 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel Demase, Notary Public
Ross Twp., Allegheny County
My Commission Expires May 25, 2011
Member, Pennsylvania Association of Notaries

Rachel Demase
Notary Public
My Commission Expires: 5/25/2011

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 99,750.00.

Affiant

Subscribed and sworn to before me this Nov. 18, 2009

Notary Public

My Commission Expires: 12-1-2012

CAROL W. HART
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

RE: 924 First Avenue, Nashville, TN 37201

TN_REO_SpecialWarrantyDeedrev1.rdw
JMF / DS 2/27/2008

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rachel Demase, Notary Public
Ross Twp., Allegheny County
My Commission Expires May 25, 2011
Member, Pennsylvania Association of Notaries

TN A-09100013SS
11/30/09 @ 02:16 PM

EXHIBIT "A"

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 924, AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED, ON THE PLAN OF RIVERFRONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR RIVERFRONT CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NUMNBER 20051221-0153160, AS AMENDED IN INSTRUMENT NUMBER 20051228-0155671, AND A SECOND AMENDMENT IN INSTRUMENT NUMBER 20060518-0058640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDIING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED, REFERENCE IS HEREBY MADE TO THE PLAN OF RIVERFRONT CONDOMINIUMS FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NUMBER 20051221-0153160, AS AMENDED IN INSTRUMENT N0. 20051228-0155671, AND SECOND AMENDMENT IN INSTRUMENT NO. 20060518-0058640, AND REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

Being the same property conveyed to First Horizon Home Loans, a Division of First Tennessee Bank, National Association by Substitute Trustee's Deed recorded 1/12/09, instrument no. 20090112-0002687, in the Register's Office of Davidson County, Tennessee.

RE: 924 First Avenue, Nashville, TN 37201

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 924 First Avenue, Nashville, TN 37201