BILL GARRETT, Davidson County
Trans:T20090081007 DEEDWARR
Recvd: 12/01/09 11:08 3 pgs
Fees:18.00 Taxes:414.40
20091201-0109766

This Instrument Prepared By:
First Tennessee Bank National Association
4000 Horizon Way, Unit 150
Irving, Texas 75063

Maximum Principal indebtedness for Tennessee recording tax purpose is $ 112,000.00

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**AFTER RECORDING PLEASE RETURN TO:**
Barry H. Downer 1409 Riverside Drive Nashville, Tennessee 37206	Barry H. Downer 1409 Riverside Drive Nashville, Tennessee 37206	Trust Title Company 7880 Backlick Road Suite I Springfield, VA 22150 File Number: 35585 Tax Map Number: 072-040 028.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS ($112,000.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **First Tennessee Bank National Association** has this day bargained and sold, and does hereby transfer and convey unto the said **Barry H. Downer, a single man**, Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING LOT NO. 25 ON THE PLAN OF INGLEWOOD GOLF CLUB SUBDIVISION OF RECORD IN PLAT BOOK 843, PAGE 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

And being the same property conveyed to First Tennessee Bank National Association, by virtue of Successor Trustee's Deed from Gordon D. Foster, Successor Trustee, dated September 18, 2009, and recorded September 24, 2009, in Instrument #: 200909240088879, Land Records of Davidson County, Tennessee.

The express purpose of this conveyance is to Transfer Title.

This is unimproved (✓) property known as 1441 Shelton Avenue, Nashville, Tennessee 37216
Improved ( )

I/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 of record in the Register's Office of Davidson County, Tennessee.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

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.

Witness our hand this 24th day of November, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

First Tennessee Bank National Association

By: _____
Corporate Officer
Printed Name & Title: Ronald Klang, Senior Vice President

ACKNOWLEDGMENT

STATE OF Washington)

COUNTY OF King) ss

Before me, Linda S. Lukenbill, a Notary Public of the State and

County aforesaid, personally appeared **Ronald Klang** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of **First Tennessee Bank National Association**, the within named bargainor, a National Association organized and operating under the laws of the State of _____, and that he/~~she~~ as such Senior Vice President executed the foregoing instrument for the purposes contained therein, by signing the name of the National Association by himself/~~herself~~ as Senior Vice President.

NOTARY STAMP/SEAL

Notary Public
State of Washington
LINDA S LUKENBILL
My Appointment Expires Oct 12, 2013

WITNESS my hand and official seal,
at office in Bothell, WA
this 24th day of November, 2009.

_____
NOTARY PUBLIC
MY Commission Expires: 10-12-2013

AFFIDAVIT OF VALUE

STATE OF VIRGINIA)

COUNTY OF FAIRFAX)

The actual consideration or value whichever is greater, for this transfer is $ 112,000.00
Subscribed and sworn to before me this the 30th day of November, 2009.

(Affix Seal)

Affiant

Wendy Elizabeth Glod Henry
Notary Public
My Commission Expires: 7.31.2013

WENDY ELIZABETH GLOD HENRY
NOTARY PUBLIC
REG. #7267807
MY COMMISSION EXPIRES
7/31/2013
COMMONWEALTH OF VIRGINIA