SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 10 day of **November, 2009,** by and between, **H & R Block Bank** hereinafter called Grantor, and **Jordan Russell Welch** hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of **Davidson**, State of Tennessee, to wit:

LAND IN THE FOURTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY DATED JUNE 22, 1981, AND PREPARED BY DONALD R. CARVER, REGISTERED LAND SURVEYOR, LICENSE NO. 271, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE IN THE CENTER OF HIGDON ROAD, SAID POINT BEING SOUTH 0 DEGREES 15 MINUTES EAST 50.00 FEET FROM THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED IN DEED BOOK 4729, PAGE 996, REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTH 66 DEGREES 56 MINUTES EAST 692.27 FEET TO AN IRON PIN: THENCE SOUTH 9 DEGREES 00 MINUTES WEST 242.00 FEET TO AN IRON PIN IN GRIFFIN'S NORTH LINE AND IN THE SOUTHERLY MARGIN OF COTTON PATCH ROAD, BEING AN UNIMPROVED ROAD LYING ENTIRELY WITHIN THE BOUNDARIES OR THE DESCRIBED TRACT; THENCE WITH GRIFFIN'S NORTH LINE NORTH 86 DEGREES 30 MINUTES WEST 595.00 FEET TO A SPIKE IN THE CENTER OF HIGDON ROAD: THENCE WITH THE CENTER OF SAID ROAD, NORTH 16 DEGREES 45 MINUTES EAST 106.00 FEET, NORTH 4 DEGREES 15 MINUTES WEST 100.00 FEET, AND NORTH 9 DEGREES 00 MINUTES WEST 276.00 FEET TO THE POINT OF BEGINNING

Being all or part of the same property described in Successor/Trustee's Deed of record at Instrument Number 20081027-0107102 in the Register's Office of Davidson County, Tennessee.

Commonly Known as: 5634 Higdon Road, Joelton, TN 37080

Tax Parcel Number: 36-15.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

H & R Block Bank

BY: _____

TITLE: AVP - Servicing

BILL GARRETT, Davidson County
Trans:T20090081888 DEEDWARR
Recvd: 12/03/09 10:48 2 pgs
Fees:13.00 Taxes:258.63

20091203-0110764

STATE OF Kansas
COUNTY OF Johnson

Before me, a Notary Public in and for said State and County, personally appeared Kevin Daines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the AVP Servicing of **H & R Block Bank** the within named bargainor, and that he/she as such officer, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **H & R Block Bank** by himself /herself as such officer.

WITNESS my hand and Notarial Seal at office this 10 day of November, 2009.

-SEAL-

NOTARY PUBLIC - State of Kansas
KAYLA M. SLOUP
My Appt. Expires 1/14/2012

Notary Public

My commission expires: 1/14/2012

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $69,900.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 11 day of November, 2009.

My Commission Expires: Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011

Owner's Mailing Address:

8430 Agua Cove Ln
North Fort Myers FL 33903

Property Address:
5634 Higdon Road
Joelton, TN 37080

Person or entity responsible for
The payment of taxes:
Wayne Welch
8430 Agua Cove Ln
North Fort Myers FL 33903

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
6510 Stage Road, Suite 1
Bartlett, TN 38134
File #