THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Lakisha J. Prowell
3441 Rainwood Drive
Nashville, Tn 37207

Send Tax Bills To:
Suntrust Mortgage, Inc.
401 Commerce Street, Ste 6100
Nashville, Tn 37219

Map & Parcel Nos.:
050-10-0-C-327.00CO

Davidson County DEEDWARRSP
Recvd: 12/21/09 14:34 3 pgs
Fees:18.00 Taxes:458.80
20091221-0116052

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trustee, Inc., as Trustee of the 3441 Rainwood Drive Land Trust** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Lakisha J. Prowell, a single person** (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 57 on the plan of Chesapeake Homes, Section Six, Phase Two, of record in Instrument Number 20020626-0077004, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Trustee, Inc., as Trustee of the 3441 Rainwood Drive Land Trust, by deed from HSBC Bank, USA, National Association, on July 24, 2009, of record in Book 200908210078844, page , Register's Office for Davidson County, Tennessee.

Improved property commonly known as 3441 Rainwood Drive, Nashville, Tn 37207

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 Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he 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 Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, 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.

WITNESS this the 30th day of November, **2009.**

GRANTOR:

Trustee, Inc.

By: Kirk Whitworth, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$124,000.00**

AFFIANT

Subscribed and sworn to before me, this **30th** day of **November, 2009.**

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of November, 2009 before me, appeared **Kirk Whitworth**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of **Trustee, Inc.** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Kirk Whitworth** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12