BILL GARRETT, Davidson County
Trans:T20100002744 DEEDWARRSP
Recvd: 01/14/10 11:37 2 pgs
Fees:13.00 Taxes:252.53
20100114-0003516

THIS INSTRUMENT PREPARED BY
Carole Morrissey, REO Department (#1556195)
AND RETURN TO:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217
Property Appraisers Parcel Identification (Folio) Numbers: **04112002400**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made this **6th** day of **January, 2010** by **TAYLOR, BEAN & WHITAKER MORTGAGE CORP., as Debtor-In-Possession in the U.S. Bankruptcy Court, Middle District of Florida, Case # 09-7047,** a corporation existing under the laws of **FLORIDA** and having its principle place of business at **315 NE 14th Street, Ocala, Florida 34470** grantor to **CHRISTOPHER FENTRESS AND MARGARET FENTRESS*** whose post office address is **316 Vailview Drive, Nashville, TN 37207** hereinafter called the Grantee:

*husband and wife,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of Sixty-eight thousand two hundred fifty and no/100's ($68,250.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm, in Fee Simple, with SPECIAL WARRANTY, to **CHRISTOPHER FENTRESS AND MARGARET FENTRESS,** unto the grantee, all that certain land situate in Davidson County, State of Tennessee viz.:

Lot Number 19, Bellshire Estates, Section I, as of record in Plat Book 2133, Pages 124 and 125, Register's Office for said County.

Said Lot Number 19 fronts 142 feet on the northerly side of Darbytown Road, and runs back 280 feet on the easterly line and 272.1 feet on the westerly line, to a dead line in the rear on which it measures 142.5 feet thereon.

Being the same property conveyed to Taylor, Bean & Whitaker Mortgage Corp. by deed from Shapiro & Kirsch, LLP, of record in Instr. 20090305-0019770, said Register's Office.
Said property is commonly known as 1136 Darbytown Drive, Nashville, TN 37207.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Michelle LightFoot

Witness #1 Printed Name

Pam Carso

Witness #2 Signature

Pam Carso

Witness #2 Printed Name

TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

BY: _____

Clay Lehman – Director-REO

BY: _____

Joe Ellis, Director-REO Contract Negotiations

(SEAL)

STATE OF FLORIDA

COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Clay Lehman and Joe Ellis, acting in their capacities as Director - REO (title) and Director-REO Contract Negotiations (title), who are personally known and acknowledged to me that they signed it voluntarily for its stated purpose.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of January, 2010.

Carole Kaye Morrissey

Notary Public

Printed Name: CAROLE KAYE MORRISSEY

My Commission Expires: February 10, 2014

CAROLE KAYE MORRISSEY MY COMMISSION EXPIRES February 10, 2014 #DD 932490 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

SHARON KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Send Tax Bills To:
Christopher and Margaret Fentress
~~316 Vaiivia Drive~~ P.O. Box 60652
Nashville, TN ~~37207~~ 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $68,250.00.

Marie Bradford

Affiant

Subscribed and sworn before me this the 13th day of January, 2010.

My Commission Expires: 1/7/13

Sharon Kelley