Return to: File Box 9-B
First Title and Escrow Co.
ftec file #29250

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V514-257
0556086940

BILL GARRETT, Davidson County
Trans:T20100004073 DEEDWARRSP
Recvd: 01/21/10 13:05 3 pgs
Fees:18.00 Taxes:1627.63
20100121-0005276

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 11th day of December, 2009, by Capital One, N.A., as successor by merger to Chevy Chase Bank, FSB.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to William G. Hitt and wife Ellen R. Hitt, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Fieldcrest Estates, of record in Book 2331, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and detailed description of said lot.

Being the same property conveyed to Chevy Chase Bank, F.S.B. by Trustee's Deed filed August 6, 2009 as Instrument No. 20090806-0073933 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 5021 Franklin Pike, Nashville, TN 37220

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Capital One, N.A., as successor by merger
to Chevy Chase Bank, FSB

BY: _____

ITS: Vice President

Katharine M Stone
(VP) Vice President

Acknowledgment

State of MD

County of P.G. ss. - Prince George's County

On this day before me, a Notary Public, personally appeared Katharine M Stone to me personally well-known, who acknowledged that he/she is the Vice President (V.P.) of Capital One, N.A., as successor by merger to Chevy Chase Bank, FSB., a corporation, and that he/she as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.

Witness my hand and seal this 16th day of December, 2009.

_____
Notary Public

My commission expires:

8/26/13
(Seal)

LAUREN J GIBSON
Notary Public, State of Maryland
My Commission Expires August 26, 2013



State of Tennessee
)ss.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $439,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Emily C Hy
Grantee or Agent of Grantee

Subscribed and sworn to before me this 18th day of January, 2010.

Beth M. Brock
Notary Public

My commission expires:

(Seal)

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 18, 2013

Property owner and party responsible for payment of taxes:
William G. Hitt
5021 Franklin Pike
Nashville, TN 37220

Parcel #146 06 0 034.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211