Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4132-004
400410494

BILL GARRETT, Davidson County
Trans:T20100010247 DEEDWARRSP
Recvd: 02/22/10 09:09 3 pgs
Fees:18.00 Taxes:606.80
20100222-0013138

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 11th day of February, 2010, by Fifth Third Mortgage Company.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Robert Clayton Erickson, II and Martha Ann Erickson, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Phase II Hearthstone Manor, as of record in Plat Book 6200, Page 144, amended in Plat Book 6250, Page 492, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fifth Third Mortgage Company by Trutee's Deed filed September 2, 2009 as Instrument No. 20090902-0082463 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 124 Hearthstone Manor Circle, Brentwood, TN

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.

Fifth Third Mortgage Company

BY: _____

ITS: Brad Griffith Default Manager

Acknowledgment

State of Ohio

County of Hamilton **ss.**

On this day before me, a Notary Public, personally appeared Brad Griffith **to me personally well-known, who acknowledged that he/she is the** Default Manager **of Fifth Third Mortgage Company, 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 11th **day of February, 2010.**

_____

Notary Public

My commission expires:

5/20/14

(Seal)

HEATHER R. CALHOUN
Notary Public, State of Ohio
My Commission Expires
May 20, 2014

State of TN
)ss.
County of Williamson

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, $164,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 19th **day of** February, 2010.

Notary Public

My commission expires:

7/16/11
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Robert Clayton Erickson, II and Martha Ann Erickson
2630 Orchard Park St NW
CANTON OH 44718

Parcel #160-15-0A-027.00

Return to:

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