SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of March, 2010 by and between **Bay Holdings, Inc.**, party of the first part, and Lisa Smith and Debbie Graham, Tenants in Common with Rights of Survivorship, party of the second part.

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 said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot 4, of the Plan of E. C. Scruggs Subdivision of Lot Nos. 17 to 22 inclusive of Bosticks Third Addition to Nashville, as shown on plat of record in Plat Book 161, Page 41, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20090629-0060233, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtnances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record including in Plat Book 161, Page 41, in the Register's Office of **Davidson** County, Tennessee; year 2010 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons *claiming by, through or under party of the first part, but not further or otherwise.*

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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.

BILL GARRETT, Davidson County
Trans:T20100014528 DEEDWARRSP
Recvd: 03/11/10 10:49 2 pgs
Fees:13.00 Taxes:74.00
20100311-0018653

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

WITNESS the signature of the said party of the first part the day and year first above written.

Bay Holdings, Inc.

By: _____
Printed Name: Eamon Brennan
Title: SVP

STATE OF Florida
COUNTY OF Miami-Dade

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Eamon Brennan, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the SVP of which caused this instrument to be executed on behalf of **Bay Holdings, Inc.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Bay Holdings, Inc.**.

WITNESS my hand, at office, this 4 day of March, 2010.

_____
Notary Public

INEABELLE LARACUENTE
Notary Public - State of Florida
My Comm. Expires Sep 3, 2012
Commission # DD 819871
Bonded Through National Notary Assn.

Commission Expiration: _____

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW, SUITE 100
MEMPHIS, TN 38120
FF17773

PROPERTY ADDRESS:
1727 Herman Street
Nashville, TN 37208

PARCEL ID NUMBER: 92-3-397.00

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Lisa Smith
4655 Pond Creek Rd.
Pegram TN 37143

State of Tennessee
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 is **$20,000.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn before me this 8th day of March, 2010.

_____
Notary Public

Commission expiration: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This deed is prepared with information provided by First American Title Insurance Company
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