THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans: T20100015284 DEEDWARRSP
Recvd: 03/16/10 08:43 2 pgs
Fees: 13.00 Taxes: 497.65
20100316-0019613

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Chad A. Starkey 509 Lemont Drive Nashville, TN 37216	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood, Tennessee 37027	61-5-11

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **AMERICAN GENERAL FINANCIAL SERVICES, INC.**, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **CHAD A. STARKEY**, unmarried, hereinafter called the Grantee, his heirs and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 311 on the Plan of Gra-Mar Acres, Section XI, of record in Book 2663, page 113, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Lemont Drive at the corner of Lots Nos. 311 and 312; thence with the line between said lots, westerly 250 feet to a point; thence northerly 170 feet to the south margin of Broadmoor Drive; thence with the margin of said Drive, easterly 225 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the west margin of Lemont Drive; thence with the margin of said Drive, southerly 145 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property conveyed to the State of Tennessee by Allen M. Nichols and wife, Dorothy J. Nichols, by deed of record in Book 5035, page 150, said Register's Office:

Beginning at the point of intersection of the east boundary of the Charles M. Haile property and the south margin of Broadmoor Drive; thence along the said south margin eastwardly 225 feet, more or less, to the beginning of curve; thence around said curve southeastwardly 39.27 feet to the East margin of Lemont Drive; thence along a curve left having a radius of 18 feet northwestwardly 28.60 feet to the point; thence North 84 degrees 04 minutes 25 seconds West 232.03 feet to the point in the said east boundary; thence along the said east boundary North 6 degrees 57 minutes 22 seconds East 15.83 feet to the point of beginning and containing 3,851 square feet.

Being the same property conveyed by Vaughn K. Johnson and wife, Theresa R. Johnson to the Trustee for American General Financial Services, Inc. by Deed of Trust dated August 16, 2005, and filed of record at Instrument No. 20050819-0098903 on 08-19-05 at the Register's Office for Davidson County, Tennessee; default was subsequently made by Vaughn K. Johnson and wife, Theresa R. Johnson on the loan secured by the above said Deed of Trust, and the property was sold at auction to American General Financial Services, Inc., pursuant to Substitute Trustee's/Trustee's Deed dated February, 18th, 2009 and filed of record at Instrument No. 20090219-0014065 on 02-19-09 at the Register's Office for Davidson County, Tennessee.

This is improved property known as **509 Lemont Drive, Nashville, Tennessee 37216** .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is free from all encumbrances made by the GRANTOR, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons claiming by,

through, or under GRANTOR only, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of the authorized representative of the Grantor this 11 day of **March, 2010**:

American General Financial Services, Inc.

By: _____

Name: Jill A Brooks

Title: Asst Vice President

STATE OF Indiana)
)
COUNTY OF Vanderburgh)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jill A Brooks (Printed Name), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the Asst Vice President (Printed Title) of **American General Financial Services, Inc.**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **American General Financial Services, Inc.** for the purposes therein contained.

Witness my hand and official seal on this the 11 day of March, 2010.

_____
NOTARY PUBLIC

My Commission Expires: June 18, 2016

STATE OF TENNESSEE

COUNTY OF Williamson

SARA LEANN WATSON
Resident of Vanderburgh County, IN
Commission Expires: 6/18/2016

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $134,500.00.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11 DAY OF MARCH, 2010:

_____
Notary Public

My Commission Expires: June 18, 2016

SARA LEANN WATSON
Resident of Vanderburgh County, IN
Commission Expires: 6/18/2016