(2)

BILL GARRETT, Davidson County
Trans:T20100020072 DEEDWARRSP
Recvd: 04/06/10 13:40 2 pgs
Fees:13.00 Taxes:129.50
20100406-0025697

SPECIAL WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $35,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MARCH, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-10-03438 GRAMMER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Dennis E. Grammer and Sara N. Grammer	Same As New Owner	05312004000
123 Becker Avenue	121 Becker Ave	
Old Hickory, TN 37138	Old Hickory TN 37138	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AMERICAN GENERAL FINANCIAL SERVICES INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DENNIS E. GRAMMER , AND WIFE, SARA N. GRAMMER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 123 Becker Avenue, Old Hickory, TN 37138

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; and the Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee againsthe claims of those persons claiming by, through or under Grantor, but not 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 hand on the 30th day of March, 2010.

American General Financial Services Inc.

By: _____
THOMAS J. CRANE

Its: ASST VICE PRESIDENT

AMERICAN GENERAL FINANCIAL SERVICES INC. SEAL

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF VANDERBURGH

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, THOMAS J. CRANE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the ASST VICE PRESIDENT of AMERICAN GENERAL FINANCIAL SERVICES INC., the within named barganor, a corporation, and that THOMAS J. CRANE, ASST VICE PRESIDENT acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at VANDERBURGH COUNTY, INDIANA, ~~Tennessee~~, this 30th day of March, 2010.

Notary Public _____

My Commission Expires: JUNE 18, 2012

SEAL

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

10-10-03438 GRAMMER

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 18, BLOCK C ON SUBDIVISION MAP NO. 3 OF LIFE & CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY, as shown on plat of record in Plat Book 974, Page 11, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to American General Financial Services, Inc. by Deed in Lieu of Foreclosure from Marsha Rene Minchey, a married woman, joined by her spouse, David Minchey, recorded on the 6th day of October, 2009 in Instrument No. 20091006-0092816, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK C ON SUBDIVISION MAP NO. 3 OF LIFE & CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY, as recorded in Plat Book 974, Page(s) 11, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.