return to:

Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Jayme Simmons
2726 Old Matthews Road
Nashville, TN 37207

Send Tax Bills To:
First Community Mortgage, Inc
975 Robert Rose Dr
Murfreesboro TN 37129

Map & Parcel Nos.:
060-09-0-013.00

BILL GARRETT, Davidson County
Trans:T20100026699 DEEDWARRSP
Recvd: 05/05/10 10:58 2 pgs
Fees:13.00 Taxes:229.40
20100505-0033970

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nashville Area Habitat for Humanity, Inc.** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Jayme Simmons, a single person** (herein referred to as "Grantee"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Part of Lot No. 19 on the plan of Matthews Square, of record in Book 6250, page 337, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nashville Area Habitat for Humanity, Inc., by deed from David G. Mangrum, Substitute Trustee, on October 30, 2009, of record in Instrument Number 20091030-0100313, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that she is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2010** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds herself, her heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the **28th** day of **April, 2010**.

GRANTOR:

Nashville Area Habitat for Humanity, Inc.

By Matthew Wilson, Chairman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$62,000.00.**

AFFIANT

Subscribed and sworn to before me, this **28th** day of **April, 2010.**

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
8/23/11

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Hal E. Wilson, a Notary Public in and for said state and county, **Matthew Wilson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Chairman** of **Nashville Area Habitat for Humanity, Inc.**, the grantor, and is authorized by the grantor to execute this instrument on behalf of the grantor.

WITNESS my hand and seal at office this **28th** day of **April, 2010.**

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
8/23/11