Record & Return To:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100029790 DEEDWARRSP
Recvd: 05/18/10 10:19 4 pgs
Fees:23.00 Taxes:603.10
20100518-0038194

THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009080738TN1

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 27 day of April, 2010, by and between **National City Bank** as party of the first part, located at 25520 Commercentre Drive, Second Floor, Lake Forest, CA 92630 and, **Tanner Shelter**, party of the second part located at 905 Colo Cove, Antioch, TN 37013.

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 pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 416 on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 7900, page 909 and amended in Plat Book 9700, pages 229 & 230, Register's Office for said county, to which plan reference is hereby made for a more complete description.

The last Deed of record was filed at Instrument Number 20090903-0082853 in the Registers Office of Davidson County, Tennessee.

Property: 905 COLO COVE ANTIOCH TN 37013
Parcel ID No.: 183-5-A-68.00

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

The said party of the first part does hereby covenant with the said party 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;

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 it, but not further or otherwise

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 their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **National City Bank**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

National City Bank by National City Home Loan Services, Inc., n/k/a Home Loan Services, Inc. as Attorney in Fact by Power of Attorney recorded at Instrument Number 07019427 in the Registers Office of Shelby County, Tennessee

BY: _____

TITLE: Eileen Paparietta, Asst VP

STATE OF PA

COUNTY OF Allegheny

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Eileen Paparietta, Asst VP, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Eileen Paparietta, Asst VP of Home Loan Services, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 21 day of April, 2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melissa Linn Elliott, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 15, 2012
Member, Pennsylvania Association of Notaries

Melissa Linn Elliott
Notary Public

My Commission Expires: 4/15/12

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Parcel ID No.: 183-5-A-68.00
File Number: REO2009080738TN1

Mail Tax Notices To and Property Owner:

I, or we, 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 $ 163,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of May, 2010

Notary Public

My Commission May 31, 2011

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN