THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20100043215 DEEDWARRSP
Recvd: 07/14/10 14:38 2 pgs
Fees:13.00 Taxes:238.65
20100714-0055343

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20 day of May, 2010 by and between Keystone Nazareth Bank & Trust Company, hereinafter called Grantor, and Sheryl B. Richardson and Earl S. Richardson, wife and husband, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Number 11, on the Map of John J. Rucker's Subdivision of Lot Number 8 and part of Lots Number 7 and 9 in the Second Plan of Brooklin as of record in Book 332, page 157, Register's Office for said County, to which reference is here made for a more complete legal description.

Being the same property conveyed by Substitute Trustee's Deed of record in 20100222-0013142 Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

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

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 20 day of May, 2010.

Keystone Nazareth Bank & Trust Company, by Saxon Mortgage Services, Inc., its attorney in fact.

SAXON MORTGAGE SERVICES, INC. CORPORATE SEAL

BY: _____

TITLE: Ricardo J Mojica
Asst Vice-Pres

STATE OF Florida

COUNTY OF Broward

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Ricardo J. Mojica, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Assistant Vice President of Saxon Mortgage Services, Inc., and who acknowledged that she/he as Assistant Vice President, being authorized so to do, executed and delivered the foregoing instrument on behalf of Keystone Nazareth Bank & Trust Company, by and through Saxon Mortgage Services, Inc. (hereinafter referred to as "Keystone Nazareth Bank & Trust Company"), as its attorney-in-fact and as the free act and deed of the within named Keystone Nazareth Bank & Trust Company.

Witness my hand and seal, this 20 day of May, 2010.

NOTARY PUBLIC-STATE OF FLORIDA
Rose Dorsett-Boles
Commission # DD 865856
Expires: APR. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

_____
Notary Public

My Commission Expires:

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Property Address: 429-431 Dennis Drive, Nashville, TN 37207
Parcel # 071-02-0-167-00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Sheryl & Earl Richardson
123 Dorcas Dr
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2010.

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public
My Commission Expires:
My Comm. Exp. 10-15-2013