BILL GARRETT, Davidson County
Trans:T20100044483 DEEDWARRSP
Recvd: 07/21/10 08:26 2 pgs
Fees:13.00 Taxes:181.30

20100721-0056855

SPECIAL WARRANTY DEED

VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $49,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF JULY, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03575 HAEHN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Thomas Haehn	Thomas Haehn	072-15-0-300.01
772 Newberry ~~Rd~~ Nashville, TN 37205	772 Newberry Road Nashville Tennessee 37205	

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:

THOMAS HAEHN

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 107 McKennell Drive, Nashville, TN 37206

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 against the 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 my hand on the 16th day of July, 2010.

American General Financial

BY:
Thomas S. Crance

ITS: Asst. Vice President

AMERICAN GENERAL FINANCIAL SERVICES SEAL

STATE OF Indiana
COUNTY OF Vanderburgh

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Thomas S. Crance, 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 bargaor, a corporation, and that 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 EVANSVILLE, INDIANA, this 16th day of July, 2010.

Notary Public Beverly J. Kuhr

My Commission Expires: 3.14.15

NOTARY PUBLIC SEAL INDIANA

BEVERLY J. KUHR
Resident of Vanderburgh County, IN
Commission Expires: March 14, 2015

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot 62 on the plan of Brownsville, of record in Book 21, Page 9, Register's Office for said county, and described according to a survey made by J.H. Ziegler, P.E. dated June 27, 1980 and described as follows: Beginning at an iron pin in the Southerly margin of McKennell Drive, 160.19 feet West of the Westerly margin of Riverside Drive; thence with the Southerly margin of McKennell Drive, North 87 degrees 54 minutes West, 107.00 feet to an iron pin; thence South 2 degrees 6 minutes West, 84.10 feet to an iron pin; thence North 83 degrees 59 minutes East, 56.99 feet to an iron pin; thence North 47 degrees 51 minutes East 60.00 feet to a mark in the top of a stone wall; thence North 14 degrees 51 minutes East, 35.03 feet to the point of beginning, containing 7,224 square feet, more or less.

Being the same property conveyed by Trustee's Deed from Kevin Jones, Trustee to American General Financial Services, Inc. as recorded on the 25th day of June, 2009 in Instrument No. 20090625-0059089 and Warranty Deed from William Kee to Chester Grizzard and wife Cynthia Grizzard as recorded on the 10th day of October, 1994 in Book 9488, Page 665, 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 BROWNSVILLE, as recorded in Plat Book 21, Page(s) 9, 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.