BILL GARRETT, Davidson County
Trans:T20100046132 DEEDWARRSP
Recvd: 07/28/10 10:39 2 pgs
Fees:13.00 Taxes:185.00

20100728-0059100

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

NTN-1109076

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 23 day of June, 2010 by and between National City Bank by merger to PNC Bank, hereinafter called Grantor, and Jairo Quinones, his/her heirs and assigns, hereinafter called Grantee, and Mike Quinones

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, of Lot No. 27-B, on the Plan of Section One, Revised, Zone Lot division of Lots 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44, and 45, Harbor Gate of record in Plat Book 5200, Page 712, as amended in Book 6250, Page 638, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20100325-0022162, 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.

RETURN TO:
NETCO Title Company
1835 W Chandler Blvd, #102
Chandler, AZ 85224

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 24th day of JUNE, 2010.

National City Bank by merger to PNC Bank

BY: [signature]

TITLE: ASSISTANT VICE PRESIDENT

STATE OF Ohio

COUNTY OF Hamilton

Before me, the undersigned Notary Public in and for said County and State, personally appeared DOUG STOUTENBOROUGH 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 the ASST. VICE PRESIDENT, of Natioal City Bank by merger to PNC Bank, the within named bargainor, a Corporation, and that such DOUG STOUTENBOROUGH executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as National City BANK By MERGER TO PNC BANK

Witness my hand and Official Seal at office this 24 day of JUNE, 2010.

[signature]

Notary Public JERRIANN BRUNS

My Commission Expires: 3/11/15

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Property Address: 753 Lake Terrace Drive, Nashville, TN 37217
Parcel # 150-2-381

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Mike Quinones
753 Lake Terrace
Nashville, TN 37217

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~SHELBY~~ Maricopa
The actual consideration or true value, whichever is greater, for this transfer is $ 50,000.00

[signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JULY, 2010

[signature]
Notary Public
My Commission Expires:

JENNIFER RIBBLE
Notary Public - Arizona
Maricopa County
Expires 09/30/2013

2344-085324-LC