Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $43,000.00

Affiant

Subscribed and sworn to before me, this 27th day of September, 2010.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Stace	**New Owner**	**Map 119, Group 01-0, Parcel 100.00**
W 6870 Country Road CM		
Portage, WI 53901		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

American General Financial Services, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Stace

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 38 on the Plan of G.P. Rose Property, of record in Book 547, page 74, said Register's Office, being more specifically described according to a map of survey of part of Lots 36, 37, 38, 39, 40, 41 and 42, and all of Lot 46, of Plat of G.P. Rose Property, said survey being made by Z.J. Wilkinson, December 20, 1954.

Said part of Lot No. 38 fronts 53 feet on the westerly side of Sadler Street, and extends back between lines, 173.40 feet on the northerly side and 189.30 feet on the southerly side to a rear line on which it measures 55.36 feet.

Being the same property conveyed to Carter Amacher (a/k/a Carter W. Amacher) and wife, Debra Amacher, by Warranty Deed, dated February 12, 1992, of record in Book 8645, page 223. Said property was conveyed to Kevin Jones, Trustee for American General Financial Services, Inc., of record in Instrument No. 20070710-0082081, dated July 6, 2007, who hereby appointed J. Phillip Jones, as Substitute Trustee, of record in Instrument No. 20091223-0116609, dated December 14, 2009. J. Phillip Jones, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time, the said property was struck off and sold and conveyed by Substitute Trustee's Deed to American General Financial Services, Inc., of record in Instrument No. 20100112-0002920, dated January 8, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 547, page 74, Register's Office for DAVIDSON County, Tennessee.
Easement to State of Tennessee of record in Book 5720, Page 665, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

BILL GARRETT, Davidson County
Trans:T20100062160 DEEDQC
Recvd: 10/01/10 14:20 2 pgs
Fees:13.00 Taxes:159.10
20101001-0078604

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 2213 Sadler Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantees, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor but not further or otherwise.

Witness my/our hand(s) this ~~27th~~ 23rd day of September, 2010.

American General Financial Services

By: Thomas J. Crance
Assistant Vice President

STATE OF ~~TENNESSEE~~) Indiana
COUNTY OF ~~WILLIAMSON~~) Vanderburgh

Personally appeared before me, a Notary Public of said County and State, American General Financial Services, Inc., the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this ~~27th~~ 23rd day of September, 2010.

COREN NICHOL ECKHOFF
Resident of Vanderburgh County, IN
Commission Expires: March 22, 2018

Coren Nichol Eckhoff
Notary Public

My Commission Expires: 3-22-18

File #: 100823CD
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027