SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KAREN L. TRUST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2012

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

10001167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Cathey		
(NAME)	(NAME)	081 07 0 413.00
257 Poteat Place	SAME	
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **American Asset, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Cathey** 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:

Being Lot No. 12 on the plan of Cephas Woodard Subdivision of Lots 5 and 6, Woodard Property, as of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to American Asset, LLC by deed recorded simultaneously herewith at Instrument Number 20101007-0080596 **, said Register's Office.**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

PROPERTY ADDRESS: 1826 Cephas Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said 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 our hands this 29th day of September, 2010.

American Asset, LLC

BY: _____

BILL GARRETT, Davidson County
Trans:T20100063772 DEEDWARRSP
Recvd: 10/07/10 14:13 2 pgs
Fees:13.00 Taxes:51.80
20101007-0080597

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carlos Saenz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Managing Director of American Asset, LLC, the within named bargainor, a corporation, and that he/she as such Managing Director authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 29th day of September, 2010.

Commission expires:

Notary Public

CHIAH PHUONG NGUYEN
My Commission Expires
NOTARY PUBLIC
10-30-2013
MONTGOMERY COUNTY, MD