This Instrument Prepared by and Return To:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number **2010100200TN**

BILL GARRETT, Davidson County
Trans:T20100069436 DEEDWARRSP
Recvd: 11/02/10 11:08 4 pgs
Fees:23.00 Taxes:236.80
20101102-0087698

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) **Rita McNeil** **Benny McNeil**	(Name) **Rita McNeil** **Benny McNeil**	**75.08-0-120.00**
(Address) ~~**664 Frankfort Drive**~~	(Address) Same ~~**664 Frankfort Drive**~~	
(City) (State) (Zip) ~~**Hermitage, TN 37076**~~	(City) (State) (Zip) ~~**Hermitage, TN 37076**~~	

4529 Woodside Dr Old Hickory Tn 37138

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **PNC Bank, National Association Successor by Merger with National City Bank,** Grantor has this day bargained and sold, and does hereby transfer and convey unto **Rita McNeil and Benny McNeil,** Grantee(s) herein, their successors, heirs and assigns, that certain real estate situated and being in the City of Hermitage, County of Davidson, State of Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

Parcel ID# **75.08-0-120.00**

X Improved OR

Unimproved property located at: **664 Frankfort Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 hand as of the 15 day of October 2010, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

PNC Bank, National Association Successor by Merger with National City Bank by and through their duly appointed Attorney-in-Fact, Select Portfolio Servicing, Inc. fka Fairbanks Capital Corp.

By: **DEBRA REILLY, DOC. CONTROL OFFICER**

Title:_____

State of Utah
County Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DEBRA REILLY, DOC. CONTROL OFFICER** (Name of Person Signing) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/herself to be the DOC Control Officer (Title of Person Signing) of Select Portfolio Servicing, Inc. fka Fairbanks Capital Corp., as Attorney in Fact for **PNC Bank, National Association Successor by Merger with National City Bank** the within name bargainor and that he/she/they acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this 25TH day of October 2010.

JULEE METTERS
Notary Public State of Utah
My Commission Expires on:
April 15, 2012
Comm. Number: 573636

Notary Public
My Commission Expires :_____

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transaction is $64,000.00.

Affiant

Subscribed and sworn before me this 29 day of October 2010

Notary Public
My Commission Expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIR
November 7, 2011

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot # 488 on the plan of Section Eight Tulip Grove, of record in Book # 4660, Page # 56. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

This being the same property conveyed by Corrected Substitute Trustee Deed from Arnold M. Weiss, as Substitute Trustee to PNC Bank, National Association Successor by Merger with National City Bank Association, filed for record 11-2, 2010, in Instrument No. 20101102-0087697, Davidson County, Tennessee records.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply:

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as of the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.