BILL GARRETT, Davidson County
Trans: T20100074587 DEEDWARRSP
Recvd: 11/24/10 11:40 2 pgs
Fees: 13.00 Taxes: 332.63
20101124-0094199

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $89,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23TH DAY OF NOVEMBER, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/6/14

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03788 DAY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Tha Day and Ley Ley	~~Same~~ XXXFirst Community	148-15-13.00
4031 Apache Trail	Mtg., Inc.	
Antioch, TN 37013	275 Robert Rose Dr	
	Murfreesboro, TN 37129	

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:

THA DAY , AND WIFE, LEY LEY

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 property known as 4031 Apache Trail, Antioch, TN 37013

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 ~~25th~~ 22nd day of November, 2010.

AMERICAN GENERAL FINANCIAL SERVICES SEAL

American General Financial Services, Inc.

BY: _____
Thomas J. Crane
ITS: Asst. Vice President

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF Vanderburgh

Thomas J. Crane (name), 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 (position) of AMERICAN GENERAL FINANCIAL SERVICES, INC., the within named barganor, a corporation, and that Thomas J. Crane (name), 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, ~~Tennessee~~, this ~~25th~~ 22nd day of November, 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 Lot 96, PLAN OF SECTION TOWN, APACHE HILLS, as shown on plat of record in Plat Book 3842, Page 181, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Trustee's Deed from Kevin Jones, Trustee to American General Financial Services, Inc. as recorded on the 6th day of January, 2010 in Instrument No. 20100106-0001124 and Warranty Deed from William T. Shireman and wife, Gloria N. Shireman to Marlon Wilkins and wife, Christie M. Wilkins as recorded on the 5th day of July, 2002 in Instrument No. 20020705-0080958, 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 2011 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 PLAN OF SECTION TOWN, APACHE HILLS, as recorded in Plat Book 3842, Page(s) 181, 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 and Restrictions as set forth in Restrictions recorded in Book 4215, Page 268 amended in Book 4221, Page 190 and Book 4454, Page 301 , 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).