SPECIAL WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $37,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF DECEMBER, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03832 LACKY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Doug Lackey and Heather Lackey	same	11901018800
2203 Burbank Avenue	13 Governors Way	
Nashville, TN 37211	Brentwood, TN 37027	

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:

HanHar, LLC

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 improved property known as 2203 Burbank Avenue, Nashville, TN 37211

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 our hand on the 9th day of December, 2010.

BILL GARRETT, Davidson County
Trans: T20100078732 DEEDWARRSP
Recvd: 12/15/10 08:32 2 pgs
Fees: 13.00 Taxes: 136.90
20101215-0099540

American General Financial Services, Inc

BY: _____

ITS:: Asst Vice President

STATE OF Indiana
COUNTY OF Gibson

Jill A. Banks, 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 of AMERICAN GENERAL FINANCIAL SERVICES, INC, the within named barganor, a corporation, and that Jill A. Banks, 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, this 9th day of December, 2010.

Notary Public _____

My Commission Expires: _____

SEAL
DIANA T. GRIES
Resident of Gibson County, IN
Commission Expires: March 12, 2014

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 5, MAP SHOWING CHANGES IN LOTS 34, 35, 36 AND 37 OF FIRST MORTGAGE BOND COMPANY'S SUBDIVISION OF PART OF BLOCK "B", OVERHILL CITY PLAN Subdivision, as shown on plat of record in Plat Book 843, Page 28, 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 Warranty Deed from Donna K. Tollett Cherry to John L. Stewart, Jr., unmarried as recorded on the 29th day of October, 2002 in Instrument No. 20021029-0132561 and Warranty Deed in Lieu of Foreclosure from John L. Stewart, Jr. and Wilma J. Stewart to American General Financial Services, Inc. as recorded on the 20th day of July, 2009 in Instrument No. 20090720-0067485, 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 MAP SHOWING CHANGES IN LOTS 34, 35, 36 AND 37 OF FIRST MORTGAGE BOND COMPANY'S SUBDIVISION OF PART OF BLOCK "B", OVERHILL CITY PLAN, as recorded in Plat Book 843, Page(s) 28, 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, restrictions, easements or servitudes, if any, appearing in the public records, 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).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.