BILL GARRETT, Davidson County
Trans:T20100079843 DEEDWARR
Recvd: 12/20/10 12:28 3 pgs
Fees:18.00 Taxes:552.51
20101220-0100997

Prepared by:
Lawrence F. Hatten, III
First National Title, LLC
6880 Cobblestone Blvd., Ste. 2
Southaven, MS 38672
662-892-6536

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of DECEMBER, 2010, by and between Jason B. Long and wife, Crystal S. Long, Party of the First Part, and American General Financial Services, Inc., Party of the Second Part.

WHEREAS, Party of the First Part executed a Deed of Trust dated February 5, 2008, recorded February 7, 2008, as Instrument No. 20080207-0012745, in the Register's Office for Davidson County, Tennessee, which Deed of Trust secured a promissory note payable to American General Financial Services, Inc.; and,

WHEREAS, the Party of the Second Part is the owner and holder of said promissory note; and,

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Party of the First Part has bargained and sold and do by these presents transfer and convey unto Party of the Second Part, its successors and assigns, the following described real estate, situated and being in Davidson County of the State of Tennessee, and having Tax Parcel Number 90-12-371, to wit:

All that certain property situated in the County of DAVIDSON, and state of TENNESSEE, being described as follows:

Being Lot No. 2, on the Plan of Elam Subdivision, Resub Lot 1 of record in Plat Book 8250, Page 431, said Register's Office, to which reference is hereby made for a more complete and accurate description

BEING THE PROPERTY CONVEYED IN Warranty Deed from James Nick Nollner and Keri L. Nollner, married to Jason B. Long and wife, Crystal S. Long, dated 12/09/2005, recorded 12/14/2005, in Instrument No. 20051214-0150233, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all rights, privileges and appurtenances thereunto appertaining unto the Party of the Second Part, its successors and assigns, in fee simple forever.

The Party of the First Part covenants with the Party of the Second Part that he/she/they are lawfully seized and possessed of said property; that he/she/they have a good and perfect right to sell and convey the same; that the same is free and unencumbered and that the title thereto he/she/they will forever warrant and defend against the lawful claims of all persons whomsoever.

This deed is given as an absolute conveyance of title in consideration of the cancellation of debt to the Party of the Second Part secured by a Deed of Trust dated February 5, 2008, recorded February 7, 2008, in Instrument No. 20080207-0012745, of the Register's Office for Davidson County, Tennessee from Jason B. Long and Crystal S. Long to American General Finaincial Services, Inc., in the amount of $149,341.15. This deed is not intended to be an additional security.

The Party of the First Part swears and affirms that this conveyance is intended to be an absolute conveyance given freely and voluntarily without coercion nor under duress; that this deed is not being given as a preference against any other creditors of the Party of the First Part; that no other persons or entities hold an interest in the property; and that they are solvent.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS the signatures of the said Party of the First Part the day and year first above written.

Jason B. Long

Crystal S. Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Jason B. Long, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 20TH day of December, 2010.

Notary Public

My Commission Expires:

WILLIAM CARSON JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 03, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Crystal S. Long, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 20TH day of December, 2010.

Notary Public

My Commission Expires:

WILLIAM CARSON JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 03, 2012

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $149,326.84, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

BRANCH 157
MLO 206524
MLO STATE # 55125
ANDREW LEE METZ

1056 AMERICAN GENERAL FINANCIAL SERVICES, INC.

Subscribed and sworn to before me this 20TH day of December, 2010.

Notary Public

My Commission Expires:

WILLIAM CARSON JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 03, 2012

PROPERTY ADDRESS:
605 A Croley Drive
Nashville, TN 37209

Tax Parcel Number: 90-12-371

SEND TAX BILLS TO:
American General Financial
6410 Charlotte Pike, Ste. 107
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

Attached to file: 96-00893614

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