BILL GARRETT, Davidson County
Trans:T20110013121 DEEDWARRSP
Recvd: 03/04/11 09:47 2 pgs
Fees:13.00 Taxes:127.65
20110304-0017411

This instrument prepared by & Return to:
Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of February, 2011, by and between **American General Financial Services**, Inc. an Indiana corporation, party of the first part, and **Woodbine Community Organization (WCO), Inc.**, a Tennessee nonprofit corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot NO. 53, on the Plan of L. H. Davis Subdivision, as shown on plat of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all or part of the same property conveyed to American General Financial Services, by virtue of that certain Substitute Trustee's Deed dated November 20, 2008, at Instrument No. 20081120-0114317 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- Rights or claims of parties in possession not shown by the public records.
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2011 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this commitment/policy.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 57, Page 100, in the Register's Office of Davidson County, Tennessee.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

American General Financial Services, Inc.

By Jill A Brooks

AMERICAN GENERAL FINANCIAL SERVICES SEAL

STATE OF Indiana
COUNTY OF Vanderburgh

On this 28th day of February, 2011 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Jill A Brooks, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of the within named bargainor, **American General Financial Services, Inc.**, and that he/she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Assistant Vice President.

WITNESS my hand and official seal at office this 28th day of February, 2011.

Laura L Schweizer
Notary Public

My Commission Expires: 1-27-19

LAURA L. SCHWEIZER
Resident of Vanderburgh County, IN
Commission #623883
Commission Expires: January 27, 2019

Property Owner & Address : Woodbine Community Organization (WCO), Inc.
222 Oriel Ave
Nashville, TN 37210-4910

Property Address: 1028 43rd Avenue North
Nashville, TN 37209

Mail Tax Bills to: Woodbine Community Organization (WCO), Inc.
222 Oriel Ave
Nashville, TN 37210-4910

Tax Parcel No.: 09108007500

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $34,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of March, 2011.

Memorie White
NOTARY PUBLIC

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY