BILL GARRETT, Davidson County
Trans:T20110022000 DEEDWARRSP
Recvd: 04/14/11 09:45 2 pgs
Fees:13.00 Taxes:666.00
20110414-0028762

THIS INSTRUMENT PREPARED BY:

CHAFFIN, BURNSED & BLACKBURN, PLLC
The Fridrich Building, 1st Floor
2909 Poston Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Terry & Sally LeCroix and Jo Wintker 2512 Lincoya Court Nashville, Tennessee 37214	SAME	084-12-0-020.00

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me this 11 day of April, 2011.

Notary Public

MELISSA ANN HILLIARD
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-16-2015

My commission expires: 3-16-2015

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the _____ day of April, 2011, by **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**, hereinafter Grantor, to **TERRY LECROIX AND SALLY LECROIX, HUSBAND AND WIFE, AND JO WINTKER, UNMARRIED,** as tenants in common with the right of survivorship, hereinafter and collectively, Grantee.

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantee all the real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Addition to Lincoya Hills of record in Plat Book 3106, page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to First Tennessee Bank National Association, by deed from Gordon D. Foster, Successor Trustee of record as Instrument No. 20090420-0035320, in the Register's Office for Davidson County, Tennessee, dated April 17, 2009.

Being the same property previously conveyed to Larry Crim, a married man, by Warranty Deed from Carl G. Steakley and wife, Melba R. Steakley, recorded as Instrument No. 20050126-0009549, in the Register's Office for Davidson County, Tennessee, dated January 18, 2005.

This is improved property known as 2512 Lincoya Court, Nashville, TN, 37214.

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantee, their heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the real property in fee simple, and Grantor has a good right to convey the real property; subject to current real property taxes, easements, zoning and other governmental restrictions, claims, rights-of-way and other matters of record.

And Grantor further covenants with Grantee that Grantor, its successors and assigns, will warrant and forever defend the title to the real property to Grantee, their heirs and/or assigns, as against all acts of the Grantor herein and no other.

Grantee hereunder accepts title to the real property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this deed, Grantee represents and warrants that he has conducted his own due diligence with regard to the real property and matters of title related to the real property, and represents and warrants that he has not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Grantee accepts title to the real property subject to any problems arising in connection with the real property and/or the improvements thereon.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: _____
Theresa Nichols
Title: Senior Vice President

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared THERESA NICHOLS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Senior Vice President (officer) of First Tennessee Bank National Association, and that she as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by herself as Senior Vice President.

Witness my hand and official seal at Irving (city), Texas (state), this 11 day of April, 2011.

Melissa Ann Hilliard
NOTARY PUBLIC

My Commission Expires: 3-16-2015

MELISSA ANN HILLIARD
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-16-2015

MELISSA ANN HILLIARD
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-16-2015