Loan #: 9261736
Parcel #: 059-05-0-079.00

Return to:
Cosmopolitan Title Agency, LLC
3320 Clays Mill Rd., Ste 210
Lexington, KY 40503

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into on this April 15, 2011, by and between **Fifth Third Mortgage Company,** hereinafter known and referred to as **GRANTORS**, and **Roy Newsom, whose tax mailing address is** 4400 BELMONT PARK TER Apt 154, NASHVILLE, TN. 37215, hereinafter known and referred to as **GRANTEES;**

WITNESSETH:

For and in consideration of the sum of **$Fifty Eight Thousand Five Hundred Dollars and 00/100 ($58,500.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents alien, and convey, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plain of Buena Vista Estates, Section 3, of record in Plat Book 4175, page 139, Register Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Property known as: 4174 Ames Dr., Nashville, TN 37218

Permanent Parcel No.: 059-05-0-079.00

Being the same property conveyed to Fifth Third Mortgage Company, by Substitute Trustees Deed, recorded on 2/4/11 as instrument # 20110204-0010311 in the Davidson County Register's Office.

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever. Seller to convey the title by special warranty deed without covenants of the title or the equivalent for the state in which the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantors hereby release all curtsey and homestead interest to the property herein conveyed.

BILL GARRETT, Davidson County
Trans:T20110027148 DEEDWARRSP
Recvd: 05/06/11 13:57 3 pgs
Fees:18.00 Taxes:216.45
20110506-0035106

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this the day and year first above written.

Fifth Third Mortgage Company,

BY: _____

PRINT NAME: M. B. McCOY

TITLE: VICE PRESIDENT

GRANTORS

STATE OF Ohio)
)
Hamilton COUNTY)

The undersigned, a Notary, does certify that on this April 15, 2011, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **Fifth Third Mortgage Company,** by and through M.B. McCoy, the Vice President of Fifth Third Mtg. Co., its Vice President, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed on behalf of the Corporation.

_____
Notary Public
My Commission Expires: 5/21/14

NOTARY PUBLIC STATE OF OHIO

SUZANNE J. KADASH-BLICK
Notary Public, State of Ohio
My Commission Expires
May 21, 2014

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of **$Fifty Eight Thousand Five Hundred Dollars and 00/100 ($58,500.00)**, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $Fifty Eight Thousand Five Hundred Dollars and 00/100 ($58,500.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Fifth Third Mortgage Company
By Rhonda Jinks
Its: ~~VICE PRESIDENT~~

By: RHONDA JINKS
By: _____
Print name: Vice President
Title: _____

GRANTORS

STATE OF Ohio)
Hamilton COUNTY)

The undersigned, a Notary Public, does certify that on this April 15, 2011, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **Fifth Third Mortgage Company,** by and through Rhonda Jinks, the Vice President of Fifth Third Mtg. Co. its Vice President, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed on behalf of the Corporation.

NOTARY PUBLIC STATE OF OHIO

SUZANNE J. KADASH-BLICK
Notary Public, State of Ohio
My Commission Expires
May 21, 2014

Suzanne J. Kadash-Blick
Notary Public

My Commission Expires: 5/21/14

Grantees' Address and Address All Tax Bills Are to Be Sent To:
4400 BELMONT PARK TERR Apt 154
NASHVILLE, TN 37215
(Roy Newsom)

PREPARER: Cosmopolitan Title Agency, LLC
3320 Clays Mill Rd.
Ste. 210
Lexington, KY 40503

File: Cosmo 11-13