SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $82,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19th DAY OF MAY,

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03997 GROWING

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Barbara Ambrose	same	09107016500
4706 Kentucky Avenue		
Nashville, TN 37209		

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 N/K/A SPRINGLEAF FINANCIAL SERVICES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BARBARA AMBROSE

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 4706 Kentucky Avenue, Nashville, TN 37209

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 my hand on the 18th day of May, 2011.

American General Financial Services, Inc nka Springleaf Financial Services, Inc.

BY: Jill A Brooks

ITS: Asst Vice President

American General Financial Services, Inc SPRINGLEAF FINANCIAL SERVICES, INC. CORPORATE SEAL

STATE OF Indiana
COUNTY OF Vanderburgh

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jill A Brooks, 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 N/K/A SPRINGLEAF FINANCIAL SERVICES, INC., the within named barganor, a corporation, and that Jill A Brooks, 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 18th day of May, 2011.

Notary Public: Laura L Schweizer

My Commission Expires: 1-27-19

NOTARY PUBLIC SEAL INDIANA

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

BILL GARRETT, Davidson County
Trans: T20110030636 DEEDWARRSP
Recvd: 05/23/11 14:06 2 pgs
Fees: 13.00 Taxes: 305.25

20110523-0039411

EXHIBIT A - LEGAL DESCRIPTION

All that certain tract or parcel of land situated in Davidson County, described as follows, to-wit:

Being Lot No. 17 on the Plan of Viewpoint Addition to West Nashville of record in Book 547, Page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the Northerly margin of Kentucky Avenue and runs back between parallel lines, 150 feet to a dead line in the rear in which it measures 50 feet.

Being the same property conveyed by Warranty Deed from Randall L. Craft, married to Ronzelle K. Aikens, unmarried as recorded on the 5th day of August, 1997 in Book 10557, Page 917, as corrected in Book 10677, Page 930 and Trustee's Deed from Kevin Jones, Trustee to American General Financial Services, Inc. as recorded on the 9th day of December, 2009 in Instrument No. 20091209-0112394, in the Register's Office of Davidson County, Tennessee.

American General Financial Services, Inc.is now known as Springleaf Financial Services, Inc.

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 PLAN OF VIEWPOINT ADDITION TO WEST NASHVILLE, as recorded in Plat Book 547, Page(s) 65, 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.