THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20110040475 DEEDWARRSP
Recvd: 07/06/11 13:58 2 pgs
Fees:13.00 Taxes:62.90
20110706-0051730

**SPECIAL WARRANTY DEED**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PAR. NO. |
|---|---|---|
| A & E PARTNERS<br>1019 MILLWOOD LANE<br>ASHLAND CITY, TN 37015 | SAME | 06016033200 |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vanderbilt Mortgage and Finance, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **A & E Partners**, hereinafter called the Grantees, **their** heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 2 ON THE PLAN OF THE RESUBDIVISION OF RESERVE PARCEL "B" SHEPARDWOOD SUBDIVISION, SECTION 1, OF RECORD IN INSTRUMENT NO. 2011107-0122353, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VANDERBILT MORTGAGE AND FINANCE, INC. BY SUBSTITUTE TRUSTEE'S DEED FROM R.N. "BO" TAYLOR DATED 12/14/2010 AND RECORDED ON 12/16/2010 IN INSTRUMENT NO. 20101216-0100136, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS INVESTMENT PROPERTY ONLY. NO IMMEDIATE FAMILY MEMBER WILL RESIDE HERE AS PRIMARY RESIDENCE.

Also conveyed with property is a 2001 Mobile Home, VIN No. CS2004111TNAB which is permanently attached to this real property and made a part hereof.

This is improved property known as: 2805 Oakwood Avenue, Nashville, Tennessee 37207

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantees, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defense the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other. This deed was prepared without benefit of a survey and the description herein is taken from the previous conveyance deed.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 our hands this 28th day of June, 2011.

PROPERTY ADDRESS: 2805 Oakwood Avenue, Nashville, Tennessee 37207

Joseph G Johnson

SELLER: VANDERBILT MORTGAGE AND FINANCE, INC
BY: Joseph G. Johnson
ITS: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Blount

Before me, the undersigned authority in and for the state and county above, personally appeared, on this 11th day of May, 2011, within my jurisdiction, the within named Joseph G Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Vanderbilt Mortgage and Finance, Inc, the within named bargainor, a corporation, and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.

NOTARY PUBLIC

BECKY SHAVER
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

MY COMMISSION EXPIRES: 6/22/14

STATE OF TENNESSEE
COUNTY OF ~~Blount~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $17,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/23/14

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY