SPECIAL WARRANTY DEED

STATE OF TENNESSEE INDIANA
COUNTY OF WILLIAMSON VANDERBURGH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $67,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF AUGUST, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: SARA LEANN WATSON Resident of Vanderburgh County, IN Commission Expires: June 18, 2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04057 ESMON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jimmie M. Esmon	same	060-07 113.00
3020 Rich Acres Drive		
Nashville, TN 37207		

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,

SPRINGLEAF FINANCIAL SERVICES, INC F/K/A
AMERICAN GENERAL FINANCIAL SERVICES, INC

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

JIMMIE M. ESMON

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 3020 Rich Acres Drive, Nashville, TN 37207

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 3rd day of August, 2011.

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

BY: JILL BROOKS

ITS: Asst Vice President

STATE OF INDIANA
COUNTY OF VANDERBURGH

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jill 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 AVP of SPRINGLEAF FINANCIAL SERVICES, INC FKA AMERICAN GENERAL FINANCIAL SERVICES, INC, the within named barganor, a corporation, and that Jill Brooks, AVP, 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 3rd day of August, 2011.

Notary Public

My Commission Expires: June 18 2016

SARA LEANN WATSON
Resident of Vanderburgh County, IN
Commission Expires: June 18, 2016

file # 11-04057 ESMON

BILL GARRETT, Davidson County
Trans:T20110048136 DEEDWARRSP
Recvd: 08/05/11 14:47 2 pgs
Fees:13.00 Taxes:247.90
20110805-0060566

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 3, HILLHURST ACRES, SECTION ONE, as shown on plat of record in Plat Book 2331, Pages 50 thru 51, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Trustee's Deed from Kevin Jones, Trustee to American General Financial Services, Inc. as recorded on the 4th day of November, 2009 in Instrument No. 20091104-0102073; Quitclaim Deed from James Benjamin Collins to John D. Collins as recorded on the 24th day of November, 1997 in Deed Book 10694, Page 234; Last Will and Testament as recorded on the 1st day of October, 1992 in Deed Book 8745, Page 3 and Warranty Deed from J. C. Evetts and wife, Mabel A. Evetts to Mary Ann Collins, unmarried as recorded on the 27th day of February, 1963 in Deed Book 3507, Page 97, in the Register's Office of Davidson County, Tennessee.

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 HILLHURST ACRES, SECTION ONE, as recorded in Plat Book 2331, Page(s) 50 thru 51, 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).