BILL GARRETT, Davidson County
Trans:T20110053955 DEEDWARRSP
Recvd: 08/31/11 14:47 2 pgs
Fees:13.00 Taxes:92.50
20110831-0067616

SPECIAL WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $25,000.00

Pam Stallwell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF AUGUST, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04154 TRENT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Stanley D. Trent and Pamela Trent	Stanley & Patricia Trent	072-09-0-078.00
1601 Jewell Street	1642 Eagletr Dr	
Nashville, TN 37207	Mt Juliet TN 37122	

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. FKA AMERICAN GENERAL FINANCIAL SERVICES, INC.

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

STANLEY D. TRENT , AND WIFE, PAMELA TRENT

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 1601 Jewell Street, 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 26th day of August, 2011.

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

BY: Jill A Brooks
Jill A Brooks

STATE OF Indiana
COUNTY OF Vanderburgh

Springleaf Financial Services, Inc. CORPORATE SEAL

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 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 26th day of August, 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 #623383
Commission Expires: January 27, 2019

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 121, VICTORY HEIGHTS, as shown on plat of record in Plat Book 1130, Page 97, 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 Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee to Springleaf Financial Services, Inc. as recorded on the 21st day of June, 2011 in Instrument No. 20110621-0047497 and Warranty Deed from Birdie Jones Fussell, an unmarried person to Cynthia D. Malone, an unmarried person as recorded on the 20th day of September, 1994 in Deed Book 9470, Page 358, 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 VICTORY HEIGHTS, as recorded in Plat Book 1130, Page(s) 97, 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. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3990, Page 870.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.