BILL GARRETT, Davidson County
Trans:T20120004881 DEEDWARRSP
Recvd: 01/20/12 13:38 2 pgs
Fees:13.00 Taxes:140.60
20120120-0005786

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 $38,000.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JANUARY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04349 PEDERSEN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Susan Pedersen and Mary Massey	Same	69-4-169.00
124 Boyce Court	913 Waterswood Dr	
Nashville, TN 37218	Nashville, TN 37220	

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:

SUSAN PEDERSEN AND MARY MASSEY

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 124 Boyce Court, Nashville, TN 37218

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 ~~17th~~ 16th day of January, 2012.

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

BY: _____

ITS: Jill A. Brooks, Asst. Vice President

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 SPRINGLEAF FINANCIAL SERVICES, INC. FKA AMERICAN GENERAL FINANCIAL SERVICES, INC., the within named bargaor, 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 (city), Indiana (state), this ~~17th~~ 16th day of January, 2012.

Notary Public Beverly J. Kuhr

My Commission Expires: 3-14-15

BEVERLY J. KUHR
Resident of Vanderburgh County, IN
Commission Expires: March 14, 2015

EXHIBIT A - LEGAL DESCRIPTION

Property located in the County of Davidson, Tennessee: All that certain property situated in the County of Davidson, and State of Tennessee, being described as follows: Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, Page 51, Register's Office for said County. Said Lot No. 88 fronts 36.30 feet on the Northerly side of Boyce Court and runs back between lines, 128.10 feet on the Easterly side and 147.56 feet on the Westerly side, to a broken line at the rear on which it measures 135 feet thereon.

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 22nd day of November, 2011 in Instrument No. 20111122-0091293; Quitclaim Deed from Jynette S. Lyle to Henry G. Lyle as recorded on the 13th day of November, 1997 in Deed Book 10683, Page 180 and Warranty Deed from W. L. Bainbridge Company to Henry G. Lyle and wife, Jynette S. Lyle as recorded on the 1st day of August, 1973 in Deed Book 4733, Page 305, 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 2012 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 SECTION 2, HAYNES PARK SUBDIVISION, as recorded in Plat Book 4460, Page(s) 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 and Restrictions as set forth in Deed recorded in Book 4552, Page 634 and Book 4593, Page 70, corrected in Book 6227, Page 788 , 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).