THIS INSTRUMENT PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans: T20120039272 DEEDWARRSP
Recvd: 05/30/12 09:11 2 pgs
Fees: 13.00 Taxes: 148.00

20120530-0046470

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
LUCIANO SCALA 5845 Nolensville Pk #148 Nashville, TN 37211	SAME	07214028500

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, 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 **Luciano Scala**, hereinafter called the Grantee, **his** heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 10 ON THE PLAN OF THE RE-SUBDIVISION OF M.T. STRATTONS UNREGISTERED PLAN OF THE SUBDIVISION OF PART OF THE CAHAL LANDS, OF RECORD IN BOOK 421, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 10 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF CAHAL AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 236.5 FEET TO A DEAD LINE IN THE REAR WHEREON IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO VANDERBILT MORTGAGE AND FINANCE, INC. BY SUBSTITUTE TRUSTEE'S DEED FROM R.N. "BO" TAYLOR, SUBSTITUTE TRUSTEE DATED 3/14/12 AND RECORDED ON 3/16/12 IN INSTRUMENT NO. 20120316-0022585, SAID REGISTER'S OFFICE FOR SAID COUNTY.

Also conveyed with property is a **2006 CLAYTON** Mobile Home, VIN No. **CLA055422TNAB** which is permanently attached to this real property and made a part hereof.

This is improved property known as: 1610 CAHAL AVENUE, NASHVILLE, TN 37206

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, 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.

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 grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his own judgment. This deed was prepared without benefit of a survey and the description herein is taken from the previous conveyance deed.

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 23rd day of May, 2012.

PROPERTY ADDRESS: 1610 CAHAL AVENUE, NASHVILLE, TN 37206

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 23rd day of May, 2012, 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.

PAM BEELER
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

Pam Beeler
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-29-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me this 25th day of May, 2012.

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-7-13