BILL GARRETT, Davidson County
Trans: T20120045436 DEEDWARRSP
Recvd: 06/20/12 10:03 2 pgs
Fees: 13.00 Taxes: 148.00

20120620-0053925

SPECIAL WARRANTY DEED

R-AK-12-876

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,800.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Kraft et al	new owner	
95 White Bridge Road, #117	(NAME)	
(ADDRESS)	(ADDRESS)	082-04-0-199.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMERICAN EQUITY FUNDING, INC., AN ARKANSAS CORPORATION, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEITH KRAFT , MICHAEL B. COOPER AND AJA PROPERTIES, LLC, TO EACH A ONE-THIRD (1/3) UNDIVIDED INTEREST AS TENANTS IN COMMON, 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, being Lots Nos. 84 and 85 on the Map of Thornby Place, of record in Plat Book 332, Page 3, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 84 and 85 front together 100 feet on the southerly side of Osage Avenue, and runs back between parallel lines 147 feet to an alley.

LESS AND EXCEPT the following portion of property:

Being Lot 85 and the westerly 4 feet of Lot No. 84 on the Map of Thornby Place as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 85 and part of Lot No. 84 adjoin and front together 54 feet on the southerly side of West Sharpe Avenue, formerly Osage Avenue, and extend back between parallel lines 142 feet to an alley.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Morgan Stanley ABS Capital I Inc. Trust 2005-HE6 by Deed from Weissman Nowack Curry & Wilco, PC, as Successor Trustee of record at Instrument No. 20111128-0092238, Register's Office for Davidson County, Tennessee, dated November 21, 2011 and further conveyed to American Equity Funding, Inc., an Arkansas Corporation by Quit-Claim Deed from Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Morgan Stanley ABS Capital I Inc. Trust 2005-HE6 filed for record on June 11, 2006 in Instrument No. 20120611-0050879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 876 Sharpe Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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/our hand(s) this 13th day of June, 2012.

American Equity Funding, Inc.

BY: _____
Steve Whitlock, President

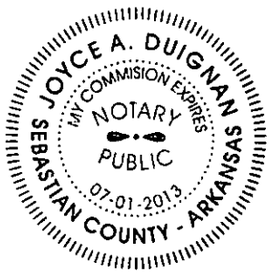
STATE OF ARKANSAS
COUNTY OF SEBASTIAN

On this the 13th day of June 2012, before me personally appeared Steve Whitlock, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of American Equity Funding, Inc., an Arkansas Corporation, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of June, 2012.

_____
Notary Public

My Commission Expires: 7-01-2013



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903