Davidson County DEEDWARRSP
Recvd: 06/21/12 15:33 3 pgs
Fees:18.00 Taxes:129.50
20120621-0054671

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me this the 21st day of June, 2012.

Notary Public

My Commission Expires: _____

CHAFFIN & BURNSED INDIANA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Willie Daniel Rhodes, Jr. 128 A&B Tusculum Rd Nashville TN 37211	Same	162-07-0-128.00

THIS SPECIAL WARRANTY DEED is made the 21st day of June, 2012 by **FIRST TENNESSEE BANK, N. A.**, hereinafter "Grantor," to **WILLIE DANIEL RHODES, JR.**, hereinafter Grantee.

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantee all the real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 7 on the Plan of Antioch Park, Section 6-A, as of record in Book 4955, Page 94, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to First Tennessee Bank NA by Quitclaim Deed from Federal National Mortgage Association of record in Instrument 20100823-0066372, Register's Office for Davidson County, Tennessee, dated August 16, 2010. And being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, D. Denise Griffin, Managing Foreclosure Atty. of record in Instrument 20100728-0059075, Register's Office for Davidson County, Tennessee, acknowledged July 6, 2010. And further, being the same property conveyed to Abdorrhman Mohaghegh by deed from Ray G. Grass and Mary Anne Grass, husband and wife of record in Instrument 20011210-0135616, Register's Office for Davidson County, Tennessee, dated December 6, 2001.

This property is also known as improved property located at:

128 A&B Tusculum Rd, Nashville, TN 37211

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantee, his successors, heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the real property in fee simple, and Grantor has a good right to convey the real property; subject to the matters listed on the attached Exhibit A.

And Grantor further covenants with Grantee that Grantor, its successors and assigns, will warrant and forever defend the title to the real property to Grantee, his successors, heirs and/or assigns, as against all acts of the Grantor herein, and every person claiming by through and under Grantor, and no other.

Grantee hereunder accepts title to the real property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this deed, Grantee represents and warrants that it has conducted its own due diligence with regard to the real property and matters of title related to the real property, and represents and warrants that it has not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

FIRST TENNESSEE BANK N. A.

By: _____
Keva R Robinson
Title: Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **KEVA R ROBINSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Assistant Vice President of **First Tennessee Bank, N.A.**, a Tennessee banking corporation, the within named bargainor, and that she in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

Witness my hand and official seal in Nashville, Tennessee this 19th day of June, 2012.

_____
Notary Public

My Commission Expires: 11-17-2014

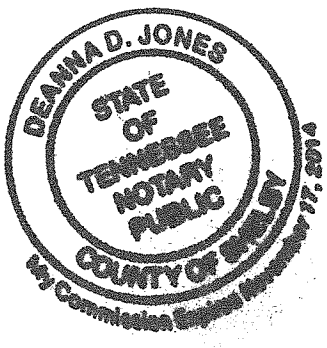


EXHIBIT "A"

1. Taxes for the year 2012 a lien, not yet due and payable.
2. All matters shown on the Plan of record in Book 4955, page 94, Register's Office for Davidson County, Tennessee.
3. Easement for sewers in Book 5939, page 477, Register's Office for Davidson County, Tennessee.
4. Rights or interests of adjoining owners in and to any party walls. (Duplex)

CERTIFICATE OF AUTHENTICITY

I, Theresa Bradley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires: _____

MICHAEL CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015