Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129
File No. 13-1303-131844



STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $ 22,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2013.

Notary Public
My commission expires: 3/18/14

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Ash 1838 Meade Ave. Nashville TN 37207	Same	071-05-0-154.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FirstBank**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephen Ash and wife, Jeannie Ash**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot Nos. 11 and 12, on the Plan of Brooklyn Heights, of record in Plat Book 332, Page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lots 11 and 12 front together 80 feet on the northerly side of Meade Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to FirstBank, by Substitute Trustee's Deed from David G. Mangrum, as Substitute Trustee, dated July 27, 2012, of record in Instrument Number 20120727-0066417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1838 Meade Ave., 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or 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.

BILL GARRETT, Davidson County
Trans:T20130028895 DEEDWARR
Recvd: 04/09/13 14:11 2 pgs
Fees:13.00 Taxes:81.40
20130409-0035149

WITNESS my hand this 13th day of March, 2013.

FirstBank,

By: David Plunk
Its: ORE Specialist

STATE OF Tennessee
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Plunk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ORE Specialist of FirstBank, the within named bargainor, and that he is authorized by FirstBank, to execute this instrument on its behalf.

Witness my hand in Lexington (city), Tennessee (state), this 13th day of March, 2013.

Tammy J Middleton
Notary Public

My Commission expires: 5-3-15

TAMMY J. MIDDLETON NOTARY PUBLIC AT LARGE HENDERSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.