

AT 44.00
398.30

Prepared by and Return to:
First International Title, Inc.
5400 SW College Road #402
Ocala, FL 34474
352-236-6875
Our File No. 31442-53

Inst: 201312005727 Date: 4/16/2013 Time: 10:31 AM
Doc Stamp-Deed: 398.30
DC, P DeWitt Cason, Columbia County Page 1 of 5 B.1252 P:2721

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on 11th day of April, 2013, between **21st Mortgage Corporation** having a business address at: 620 Market St, Knoxville, Tennessee 37902 ("Grantor"), and **Helen M. Dinser and William P. Dinser**, having a mailing address of:
9148 Gula Rd, Cincinnati, Ohio 45251 ("Grantee"):

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situated, lying and being in the County of **Columbia, Florida**, to-wit:

Commence at the Northeast corner of Section 11, Township 6 South, Range 17 East, Columbia County, Florida, and run South 01° 38' 45" East, along the East line of said Section 11, 427.99 feet to the Point of Beginning; thence continue South 01° 38' 45" East, 206.98 feet; South 88° 01' 36" West, 210.00 feet; thence North 01° 38' 45" West, 206.98 feet; thence North 88° 01' 36" East, 210.00 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress described in instrument recorded in Official Records Book 370, Pages 946 and 947, of the Public Records of Columbia County, Florida.

Together with that certain 2008 NOBILITY Mobile Home, VIN # N813610A and N813610B, situate thereon.

Parcel Identification Number: **11-6S-17-09643-009**

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2012**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, Grantor has signed and sealed these presents on the date first above written.

21st Mortgage Corporation

Bart Mize

By Bart Mize

AS: Vice President

Signed, sealed and delivered in our presence:

L Pennington
Witness Signature

Print Name: Laura Pennington

Laurie Gran
Witness Signature

Print Name: Laurie Gran

State of TN

County of Knox

The foregoing instrument was acknowledged before me on April 10, 2013, by Bart Mize, as Vice President of 21st Mortgage Corporation, who is/are personally known to me or who has/have produced a valid driver's license as identification.



Autumn Walker
Notary Public

Autumn Walker
(Printed Name)

My Commission expires: 7.7.2015

THIS INSTRUMENT WAS PREPARED BY

Amanda Woodruff 610 Market Street
NAME ADDRESS Knoxville, TN 37902

SHERRY WITT
REGISTER OF DEEDS
KNOX COUNTY

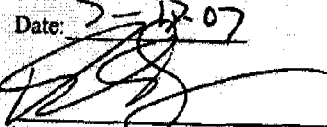
RESOLUTION OF THE BOARD OF DIRECTORS OF
21ST MORTGAGE CORPORATION

BE IT RESOLVED that any President, Chief Financial Officer, Vice President, or Manager of the Land/Home Department is hereby authorized and empowered for and on behalf of, and in the name of this corporation, to enter into the following transactions:

To execute such documents as needed to Grant, Bargain, Sell, Convey and Deliver real property on behalf of 21st Mortgage Corporation, on such terms and conditions as the above Officer or Manager in this his/her sole discretion deems advisable and in compliance with the Company's policies.

BE IT FURTHER RESOLVED that any President, Chief Financial Officer, Vice President, or Manager of the Land/Home Department is further authorized to execute any documents as shall, in his/her sole discretion and judgment, be appropriate and desirable to accomplish the foregoing, containing such terms as his/her sole judgment deems advisable.

I certify that I am the duly acting and qualified Secretary of 21st MORTGAGE CORPORATION and that the above and foregoing constitutes a true and correct copy of resolutions duly adopted at a meeting of the Board of Directors of said corporation held on April 19, 2007, at which meeting a quorum was present and voted in favor of said resolutions, and said resolutions have never been modified or rescinded and are still in full force and effect.

Date: 2-18-07



David N. Jordan, Jr.
Secretary
21st Mortgage Corporation

State of Tennessee
County of Knox



Linda C. McPheron
Notary

My commission expires: 02/08/2009


Instr: 200709140014380 Page: 1 OF 1
REC'D FOR REC 08/14/2007 2:17:29PM
RECORD FEE: \$12.00
H. TAX: \$0.00 T. TAX: \$0.00

REGISTER OF DEEDS OFFICE KNOXVILLE, TENNESSEE

I, SHERRY WITT, REGISTER OF DEEDS FOR KNOX COUNTY TENNESSEE DO HEREBY
CERTIFY THAT THE FOREGOING IS A TRUE CERTIFIED COPY OF

THE Resolution of the Board of Directors of 21st Mortgage Corporation

FROM 21st Mortgage Corporation

TO _____

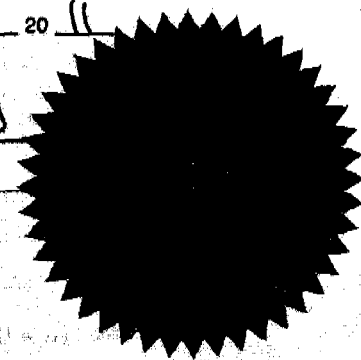
AS APPEARS ON RECORD IN BOOK _____ PAGE _____ OR
INSTRUMENT NUMBER 200708140014300 OF SAID REGISTERS OFFICE.

WITNESS MY HAND AT OFFICE THIS THE 13 DAY OF April 20 11

Sherry Witt

REGISTER OF DEEDS

Judd Davis
DEPUTY REGISTER

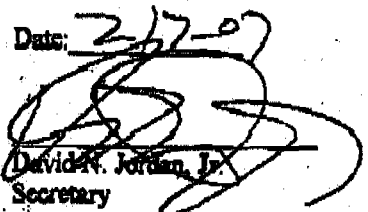


**RESOLUTION OF THE BOARD OF DIRECTORS OF
21ST MORTGAGE CORPORATION**

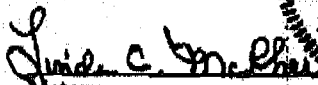
BE IT RESOLVED that the following persons shall be elected to hold the office to which nominated until such time as that person resigns, or a successor is elected.

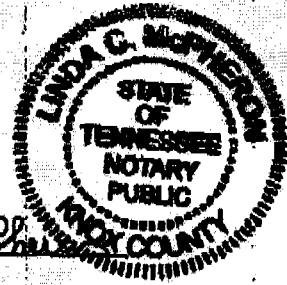
- | | |
|------------------------------|----------------------|
| President | Timothy W. Williams |
| Chief Financial Officer | Richard B. Ray |
| Vice President - Credit | Ward R. Whitfield |
| Vice President - Servicing | Troy Fussell |
| Vice President - Remarketing | Bart Mize |
| Vice President - Controller | David N. Jordan, Jr. |
| Secretary | David N. Jordan, Jr. |

I certify that I am the duly acting and qualified Secretary of 21ST MORTGAGE CORPORATION and that the above and foregoing constitutes a true and correct copy of resolutions duly adopted at a meeting of the Board of Directors of said corporation held on April 19, 2007, at which meeting a quorum was present and voted in favor of said resolutions, and said resolutions have never been modified or rescinded and are still in full force and effect.

Date: 2/17/09

David N. Jordan, Jr.
Secretary
21st Mortgage Corporation

State of Tennessee
County of Knox


Notary



My commission expires: 02/08/2009