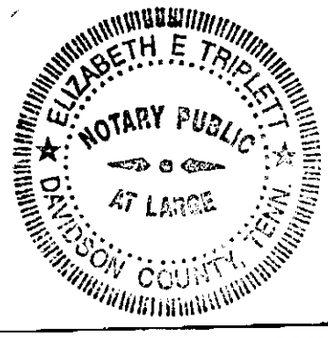
File Box 13

SPECIAL WARRANTY DEED



2402

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy S. Fitzpatrick	Countrywide Home Loans, Inc.	51-1-9
(NAME)	(NAME)	
1006 Due West Ave. North	2021 N. Gallatin Rd. Ste. 292	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Liberty Savings Bank, F.S.B., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOROTHY S. FITZPATRICK, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unmarried, and Rita Garcia, unmarried

Land in Davidson County, Tennessee, being Lot No. 15 on the map of Due West Valley Acres, not of record, in the 11th Civil District of said county, and described according to a copy of a survey thereof by H.R. Swann, Jr., surveyor, dated April 20, 1947 as follows:

Beginning at a point on the north margin of Due West Avenue at the corner of Lots 14 and 15; thence with the line between said lots, northerly 598.2 feet to a point; thence easterly 100 feet to the corner of lots no. 15 and 6; thence with the line between said lots southerly 602.57 feet to the north margin of Due West Avenue; thence with the margin of the same 100 feet to the point of beginning.

Being the same property conveyed to Liberty Savings Bank, F.S.B., by deed of record in Instrument 200106080060520, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 1006 Due West Ave. North, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And Grantor does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. 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.

Davidson County DEEDWARR
Recvd: 11/20/01 15:39 2pgs
Fees:13.00 Taxes:201.65

20011120-0127542

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 29th day of October, 2001.

Vonia Starley

Alyssia Daugherty

Liberty Savings Bank, F.S.B.

By: J.B. STAMPER, VICE PRESIDENT

Attest: Elaine Warren
Corporate Secretary

STATE OF Ohio

COUNTY OF Clinton

Before me, the undersigned, a Notary Public in and for the State of County aforesaid, personally appearerd J.B. STAMPER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the VICE PRESIDENT of Liberty Savings Bank, F.S.B. corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2001.

Commission expires:

Angela Quallen
Notary Public



ANGELA QUALLEN, Notary Public
In and for the State of Ohio
My Commission Expires June 6, 2006