File: Box L3

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/01 14:12 2pgs
Fees:13.00 Taxes:466.20
20011213-0137870

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#2466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2001.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~. 11-27-04

(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
Jeffrey W. Starks	Cooperative Mortgage Services, Inc.	173-4A-39
(NAME)	(NAME)	
204 Ben Alex Court	5875 Landerbrook Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Mayfield Heights, OH 44124	
(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, Ameriquest Mortgage Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey W. Starks and wife, Jennifer R. Starks, 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:

Being Lot No. 39, on the Plan of Oak Highlands Subdivision, Phase I as of record in Plat Book 6900, Page 432 through 435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ameriquest Mortgage Company, by deed of record in Instrument No. 20010316-0025151, , 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 204 Ben Alex Court, Antioch, TN 37013
(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 IS" and "WHERE IS" basis. And GRANTOR does further convenant and bind itself, its assigns, successors and representatives, to warranty 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.

C. Young

T. Hargrave

Ameriquest Mortgage Company

By: Stephen Sharrock, Vice President

Attest: Jeff Rivas, RSO Manager

STATE OF California
COUNTY OF Orange

STATE OF California
COUNTY OF Orange

Before me personally appeared, a Notary Public in and for the state of County aforesaid, personally appeared ** 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 ** of Ameriquest Mortgage Company and that he/she as such ** executed the foregoing instrument for the purposes therein contained, by signing the name of Ameriquest by himself/herself as

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2001.

Commission expires: April 11, 2003

Notary Public

Diane Stevens

**Shephen Sharrock and Jeff Rivas, Vice President and REO Manager

DIANE STEVENS
Commission # 1215671
Notary Public - California
Orange County
My Comm. Expires Apr 11, 2003