File Box 13

SPECIAL WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#2909

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,900.00

Roger Joynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2002.

Elizabeth E. Triplett
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
Roger Joynes	Roger Joynes	43-11-118
PO BOX 140030 (NAME) ~~110 McArthur Drive~~	Po Box 140030 (NAME) ~~110 McArthur Drive~~	
Nashville, TN 37214 (ADDRESS) ~~Madison, Tennessee 37115~~	Nashville, TN 37214 (ADDRESS) ~~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, Household Financial Center, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger Joynes, 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:

SEE Exhibit "A"

Being the same property conveyed to Household Financial Center, Inc., by deed of record in Instrument No. 20010928-0105018, , 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 110 McArthur Drive, 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: 01/30/02 11:59 3pgs
Fees:18.00 Taxes:73.63

20020130-0013104

Witness our hands this 29th day of January, 2002.

Household Financial Center, Inc.

By: _____

Attest: _____

Mary Popoff
Asst. Secretary

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared David M. Zimmerman 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 AVP of the _____ a corporation, and that he as such AVP executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as AVP.

Witness my hand and official seal at Pomona, California this 29th day of January, 2002.

Commission expires: 1/22/05

_____
Notary Public

BARBARA REYNOLDS
Commission #1291814
Notary Public - California
Los Angeles County
My Comm. Expires Jan 22, 2005

File No.: 2907

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Anderson Estates, of record in Book 1130, page 37, said Register's Office, and being Lot No. 91 on the Plan of ReSubdivision of Lots Nos 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, and more fully described as follows:

BEGINNING on the easterly margin of McArthur Drive at the southwest corner of the property conveyed to J.C. Eller by deed from Clarence M. Eller and wife, of record in Book 1341, page 369, said Register's Office, being the corner of Lots Nos 90 and 91; thence with the line between said two lots eastwardly 150 feet to the common corner of Lot Nos 10,11, 90 and 91; thence with the line between Lot Nos 9,10, 91 and 92; thence with the line between Lot Nos 91 and 92, westwardly 150 feet to the easterly margin of McArthur Drive; thence with said Drive, northwardly 50 feet to the beginning.