FILE BOX 45

# *SPECIAL*
## WARRANTY DEED

**THIS INDENTURE**, made and entered into this 14th day of February, 2002 by and between **Mortgage Electronic Registration Systems, Inc.**, party of the first part, and Marvin Cook, unmarried

party of the second part.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot 87, on the Plan of Haynes Park, Section 2, as shown of record in Book 4460, Page 51 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Successor Trustee's Deed of record at Instrument No. 20020130-0013093 in said Register's Office.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for all matters of record, including all matters shown on the Plan in Book 4460, Page 51; and Covenants, Conditions and Restrictions of record in Book 4552, Page 634, and amended 4593, Page 70; all in the Register's Office of **Davidson** County, Tennessee; year 2002 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 02/20/02 14:01 2pgs
Fees:13.00 Taxes:185.37
20020220-0021703

**Mortgage Electronic Registration Systems, Inc.**

By: Fidelity National Asset Management Solutions,
Its Attorney-in-Fact

By: [signature]
Printed Name: Dominic Fazio
Title: Vice President

Feb-13-02 03:44pm From-GRIFFIN CLIFT EVERTON THORNTON PLLC 9017521061 T-786 P.02/05 F-604

STATE OF Colorado
COUNTY OF Adams

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Dominic Fazzio, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **Mortgage Electronic Registration Systems, Inc.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Mortgage Electronic Registration Systems, Inc.**

**WITNESS** my hand, at office, this 14th day of February, 2002

Notary Public

Commission Expiration: 10-02-02

**PREPARED BY:**
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10487

**PROPERTY ADDRESS:**
120 Boyce Street
Nashville, Tennessee 37218

**PARCEL ID NUMBER**: Field Book 13DA45520, Map 69-4, Parcel 170

**PROPERTY OWNER:**
Marvin Cook
P.O. Box 148761
Nashville, TN 37207
**MAIL TAX BILLS TO:**
Marvin Cook
P.O. Box 148761
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$50,100.00** WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF February, 2002.

NOTARY PUBLIC

COMMISSION EXPIRATION 1/29/05

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This deed is prepared with information provided by Chicago Title Ins. Co.

F:\USERS\CHRIS\MERS Docs\SWD Boyce POA Davidson Co.wpd

Feb-13-02 03:44pm From-GRIFFIN CLIFT EVERTON THORNTON PLLC 8017521061 T-786 P.03/05 F-604