Realty
484

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 23rd day of July 2002 by and between The Bank of New York, a corporation, hereinafter called Grantor, and, Brett Ryan Carter, and wife Virginia White Carter, its successors and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the plan of Christian Acres of record in Book 5200, Page 92, Registers Office for said County, described as follows: Beginning at a monument on the southerly margin of Neely's Bend Road; said monument being North 76 deg. 00' West 338.0 feet from the original northeast corner of the 29.41 acre tract conveyed to Metropolitan Baptist Church of Nashville, Inc., by deed of record in Book 5243, page 348, said Register's Office; thence South 10 degrees 50' West 241.00 feet to a* (see inserted call below) monument; thence North 10 degrees 50' East 330.00 feet to a monument; thence North 79 degrees 10' West 45 feet to a monument; thence North 10 degrees 50' East 20 feet to a monument in the southerly margin of Neely's Bend Road; thence with the margin of said Road South 79 degrees 10' East 286.00 feet to the point of beginning, containing 1.95 acres, more or less.

Being the same property conveyed by Trustee's Deed of record in Instrument 20011129-0130488, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 24 day of July, 2002.

ATTEST:

_____ BY: _____

Robert Norrell
Vice President

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

*350.0 feet to a monument; thence North 79 degrees, 10' West,

Davidson County DEEDWARR
Recvd: 09/17/02 10:04 2pgs
Fees:13.00 Taxes:883.93

20020917-0113069

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public in and for said County and State, personally appeared Robert Norrell Vice President and _____, with whom I am personally acquainted and who upon oath acknowledged themselves to be the _____ and _____, respectively of the within named bargainor, a Corporation, and they as such Robert Norrell Vice President and LITTON LOAN SERVICING, LP ATTORNEY-IN-FACT, being authorized so to do, executed and delivered the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert Norrell Vice President, LITTON LOAN SERVICING, LP ATTORNEY-IN-FACT, and attesting the same by the _____, _____.

Witness my hand and Official Seal at office this 24 day of July, 2002.

Kathy Hethorn
Notary Public

KATHY HETHORN
Notary Public
State of Texas
My Commission Expires
January 18, 2006

My Commission Expires:

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Property Address: 712 Neely's Bend Road
Madison, Tennessee 37115

Parcel # 52-6-112

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: Brett and Virginia Carter c/o
BANK OF AMERICA
200 S. COLLEGE STREET
CHARLOTTE, NC 28255-0001

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~/ DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is $238,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2002.

Notary Public
My Commission Expires: 5/30/04

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.