First Title & Escrow
File Box 9B
#19466

Davidson County DEEDWARR
Recvd: 10/07/02 11:59 3pgs
Fees:18.00 Taxes:339.85

20021007-0121909

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of September, 2002 by and between **Mortgage Electronic Registration Systems, Inc.**, party of the first part, and Gerald S. Johnson

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:

See Exhibit A

This being the same property conveyed to Grantor herein by Deed in Lieu of Foreclosure of record at Instrument No.20020204-0014801 in the Register's Office of Davidson County, Tennessee.

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 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.

Mortgage Electronic Registration Systems, Inc.

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

By:
Printed Name: Victoria S. Craxton
Title: Vice President

STATE OF Colorado
COUNTY OF Adams

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Pamela J Parker, (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 24th day of September, 2002

Audrey K Cook
Notary Public

Commission Expiration: 10-02-02

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF100964

PROPERTY ADDRESS:
105 Rifle Range Road
Old Hickory, Tennessee 37138

PARCEL ID NUMBER: Map 53-16, Parcel 86

PROPERTY OWNER:
MR. Gerald S. Johnson
105 Rifle Range Road
Old Hickory, TN 37138

MAIL TAX BILLS TO:
CCB
212 W. Main Street
Durham, NC 27701

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 $ 91,850.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Gerald S. Johnson
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF September, 2002

Catherine M. Wood
NOTARY PUBLIC

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

COMMISSION EXPIRATION: 9-25-04

This deed is prepared with information provided by Chicago Title Ins Co.
F:\USERS\CHRIS\MERS Docs\SWD Cabot POA Davidson Co wpd

EXHIBIT "A"

Land in the 4th Civil Distrist of Davidson County, Tennessee, being part of Lot No. 5 on the unrecorded Plan of Life and Casualty Insurance Company's Subdivision near Old Hickory, Tennessee, designated as Parcel "D" on the Map of a plat thereof, described as follows:

Beginning at a point in the easterly margin of Rifle Range Road, said point being 295.4 feet southerly from the south margin of Hopewell Road, and the common corner of Parcels "C" and "D" on said map; thence with the line between said parcels, North 89 deg. 09 min. east 186.8 feet to a point; thence south 9 deg. 33 min. East 75 feet to a point; thence south 81 deg. 27 min. West 185.0 feet to a point in the easterly margin of Rifle Range Road; thence with said margin northerly 100 feet to the point of beginning.