Box 13

File 4159

SPECIAL WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2002.

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
Lazaro Rodriguez	Bank of America	43-13-105
(NAME) 315 Maple Street	(NAME) 200 S. College Street	43-13-104
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Charlotte, NC 28255	
(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 Lazaro Rodriguez and wife, Noelia Mena, 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:

Land in Davidson County, Tennessee, being Lots No. 16 and 17 on Block "C" on the Forest Park Subdivision, of record in Plat Book 843, Page 44, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 16 fronts 50 feet on the northerly side of Maple Street and runs back between parallel lines 150 feet to a dead line in the rear. Said Lot No. 17 fronts 50 feet on the northerly side of Maple Street and runs back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Household Financial Center, Inc., by deed of record in Instrument No. 20020513-0058450, 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 315 Maple Street, 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 conveyance is made without warranty or representation, either express or implied and is on "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, 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: 10/24/02 09:33 2pgs
Fees:13.00 Taxes:255.30

20021024-0130329

*Witness our hands this 2 day of October, 2002.

Household Financial Center, Inc.

By: Ashley M. Bean
Asst. Vice President

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 Ashley M. Bean 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 A.V.P. of the Household Financial Center a corporation, and that he as such A.V.P - executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~himself/herself~~ as A.V.P.

Witness my hand and official seal at Pomona, CA ~~Tennessee~~ this 2 day of October, 2002.

Commission expires: 2/5/05

Notary Public

CECILIA TORRES
Commission # 1293215
Notary Public - California
Los Angeles County
My Comm. Expires Feb 5, 2005