Davidson County DEEDWARR
Recvd: 11/07/02 14:20 2pgs
Fees:13.00 Taxes:281.20

20021107-0137476

Return To:
F-0744

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of September, 2002 by and between **Mortgage Electronic Registration Systems, Inc.**, party of the first part, and Hamilton Real Estate Investments, LLC 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:

Unit No. 20, on the Plan of Rutledge House Condominiums, as shown of record in Plat Book 6200, Page 318, amended in Book 11700, Page 26, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property, together with the appurtenant interest in the common elements of Rutledge House Condominiums, a horizontal property regime established by Master Deed of record in Book 11687, Page 739, in said Register's Office.

This being the same property conveyed to Grantor herein by Successor Trustee's Deed of record at Instrument No. 20020322-0035390 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 Plat Book 6200, Page 318, and Book 11700, Page 26; Master Deed of record in Book 11687, Page 739; Easements of record in Book 6807, Page 851, Book 6616, Page 614, Book 10512, Page 477, and Book 10512, Page 464; all in the Register's Office of **Davidson** County, Tennessee; 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: Pamela J Crooker
Title: Vice President

Sep-11-02 04:27pm From-GRIFFIN CLIFT EVERTON THORNTON PLLC 8017521061 T-337 P.02/05 F-616

STATE OF Colorado
COUNTY OF Adams

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Pamela J Crocker, (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 12th day of September, 2002

ANN ZUGSCHWERT
NOTARY PUBLIC
STATE OF COLORADO

Notary Public

My Commission Expires Dec. 31, 2003
Commission Expiration:

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10802

PROPERTY ADDRESS:
618 2nd Avenue South, Unit 20
Nashville, Tennessee 37215

PARCEL ID NUMBER: Map 93-11-C, Parcel 20

PROPERTY OWNER:
Hamilton Real Estate Investments, LLC
446 2nd Ave S.
Nashville, TN 37201
MAIL TAX BILLS TO:
~~property owner~~

STATE OF Tennessee
COUNTY OF Williamson

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 $ 76,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

managing member
AFFIANT

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

NOTARY PUBLIC

COMMISSION EXPIRATION 9/25/04

PENNY CROOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

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

Sep-11-02 04:27pm From-GRIFFIN CLIFT EVERTON THORNTON PLLC 8017521061 T-337 P.03/05 F-616