Davidson County DEEDWARR
Recvd: 11/22/02 15:14 2pgs
Fees:13.00 Taxes:281.20

20021122-0145679

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$76,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2002.

Notary Public

My commission expires:
(AFFIX SEAL)

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

My Commission Expires April 6, 2004

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Laura M. Martin	**Premier Bank of Brentwood**	**104-01-341.00**
413 Theresa Avenue	**5217 Maryland Way**	
Nashville, TN 37205	**Brentwood, TN 37027**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Conseco Finance Servicing Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura M. Martin, a married woman

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 being in Davidson County, Tennessee being Lots 64 & 65 on the plan of West Park Terrace of record in Plat Book 547, Page 36, Register's Office for Davidson County, Tennessee. Said Lots front together 50.0 feet on the Southerly margin of Theresa Avenue and extend back 125.0 feet on the Easterly line and 125.0 feet on the Westerly line to a dead line in the rear, measuring 54.0 feet thereon.

Being the same property conveyed to Conseco Finance Servicing Corp. by Trustee's Deed from Janet L. Reed on March 6, 2002 of record in Instrument No.20020306-0028404, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **413 Theresa Avenue, Nashville, TN 37205**

The GRANTOR, for itself and its heirs, successors and assigns covenants with the GRANTEE that the GRANTOR is lawfully seized of a good, absolute and individual estate in fee simple of the Property with the appurtenances, estate, title and interest thereto belonging, subject only to those matters set forth herein, that the GRANTOR has good right and lawful authority to sell and convey the property; that the GRANTOR has done no act to encumber the Property, and that the GRANTEE shall have quiet possession of the Property; and the GRANTOR does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular to the GRANTEE, its successors and assigns, against only such persons whosoever lawfully claiming or to claim the same or any part thereof, by, through, or under the GRANTOR. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Witness thereof, this SPECIAL WARRANTY DEED is executed by my/our hand(s) this 15th day of November, 2002.

Conseco Finance Servicing Corp.

By: George Dumler, Vice President

CORPORATION
STATE OF ARIZONA)
COUNTY OF MARICOPA)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **George Dumler** of **Conseco Finance Servicing Corp.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the of **Conseco Finance Servicing Corp.**, the within bargainor, and corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said as.

Witness my hand and official seal, at office at Maricopa County AZ on this **15th** day of **November, 2002.**

Sandra J. Ray
Notary Public

My Commission Expires: 1/14/06

SANDRA J. RAY
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
JANUARY 14, 2006