SPECIAL WARRANTY DEED

STATE OF ~~CALIFORNIA~~ TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Mandy Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2002.

Brenda L Belman
Notary Public

MY COMMISSION EXPIRES: 3/10/2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/11/02 10:45 2pgs
Fees:13.00 Taxes:684.50

20021211-0152750

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, TN 37027

F-0917

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie M. Shepard Jr.	Countrywide Home Loans	172-02-0-009.00
(NAME)	(NAME)	
5904 Abbott Drive	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Calabsas, CA 91302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Household Financial Services, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Billie M. Shepard Jr. and wife, Kelly E. Shepard, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee and being all of Lot 10 on the plan of Highlands Subdivision, Section Three, recorded in Book 5050, Page 14 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Household Financial Services, Inc. by Substitute Trustees Deed of record at Instrument # 20020416-0046719, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5904 Abbott Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Billie M. Shepard Jr. and wife, Kelly E. Shepard and their assigns, forever.

Said Household Financial Services, Inc, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Household Financial Services, Inc., have executed this deed this 5th day of December, 2002.

Household Financial Services, Inc.

By: Ashraf R. Ibrahim
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, _____ Ashraf R Ibrahim with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the AVP _____ respectively of the Household Financial Services, Inc., the within named bargainor, a corporation, and that he/she as such, AVP being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of December, 2002.

Commission expires: JUL 27 2006

Notary Public

JULIE A. MARRON
Commission # 1366701
Notary Public - California
Los Angeles County
My Comm. Expires Jul 27, 2006