Davidson County DEEDWARR
Recvd: 01/09/03 08:20 2pgs
Fees:13.00 Taxes:507.64
20030109-0003852

1062
274

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of December, 2002 by and between **Mortgage Electronic Registration Systems, Inc.,its successors and assigns, as Nominee for Household Finance Corporation** party of the first part, and AHMED N. NAPIER, an unmarried man 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:

Lot 30, Peninsula Point, Phase 3, Section 3, as shown on plat of record in Book 11700, Page 32 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument Number 20020212-0018749 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, including matters shown on Plan of record in PUD Boundary Plat Book 9700, Page 22 and Book 11700, Page 32; Easement for graveyard in Book 342, Page 600; Easement for flowage and roadway in Book 3910, Page 247, Book 3975, Page 452 and Book 3852, Page 639 all in the Register's Office of **Davidson** County, Tennessee; current year 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.,its successors and assigns, as Nominee for Household Finance Corporation
By: Fidelity National Asset Management Solutions, Its Attorney-In-Fact

By: _____
Printed Name: Pamela J Crocker
Title: Vice President

DEC. -17. 02 (TUE) 08:18 GRIFFIN, CLIFT, EVERTON, THORNTON TEL:901 752 1061 P. 002

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.,its successors and assigns, as Nominee for Household Finance Corporation** 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.,its successors and assigns, as Nominee for Household Finance Corporation**

WITNESS my hand, at office, this 17th day of December, 2002

Shaleen M Koehler
Notary Public

Commission Expiration: 9-23-06

SHALEEN M KOEHLER
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10739

PROPERTY ADDRESS:
516 Waterford Pl.
Antioch, Tennessee 37013

PARCEL ID NUMBER: Map 137-13-A, Parcel 30.00CO

PROPERTY OWNER:
AHMED N. NAPIER
516 Waterford Place
Antioch, TN 37013
MAIL TAX BILLS TO:
CTX Mortgage Company
P.O. Box 19000
Dallas, TX 75219

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 $137,200.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 31st DAY OF December

NOTARY PUBLIC

COMMISSION EXPIRATION: 4/26/05

This deed is prepared with information provided by Chicago Title Ins. Co.

F:\USERS\CHRIS\MERS Docs\Nominee.SWD.Waterford.Davidson Co.wpd

MARK W. KILPATRICK
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.