Box:13
#4603

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 $59,900.00

Mary L Lawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2003.

Beth Triplett
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
Paul D. Lawson	Wells Fargo Home Mortgag	51-8-118
(NAME)	(NAME)	
122 East Palestine Avenue	4456 Corporation Lane #100	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Virginia Beach VA 23462	
(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 Paul D. Lawson and Mary L. Lawson, 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 Lot No. K on the Map of Due West Montague Subdivision of record in Plat Book 421, Page 152, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot 'K' fronts 100.8 Feet on the Southerly side of East Palestine Boulevard and runs back 175.8 Feet on the Westerly line and 169.5 Feet on the Easterly line to an Alley, measuring 100.2 Feet thereon.

Being the same property conveyed to Household Financial Center, Inc., by deed of record in Instrument No. 20020904-0107151, 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 122 East Palestine Avenue, 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 this conveyance is made without warranty or representation, either express or implied and is on as "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: 03/11/03 13:39 2pgs
Fees:13.00 Taxes:221.63

20030311-0032151

Witness our hands this 14th day of February, 2003.

CECILIA TORRES

Delia G. Salas
Asst. Secretary

Household Financial Center, Inc.

By: _____
Paul E. Mousseau
Asst. Vice President

Attest: _____

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Paul E. Mousseau 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 F.C a corporation by himself as A.V.P.

Witness my hand and official seal at Pomona, CA this.

Commission expires: 2/5/05

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

_____
Notary Public