SPECIAL WARRANTY DEED

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 28 200[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

F-0990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan L. Adler	Professional Mortgage Group, Inc.	136-13-0-139.00
(NAME)	(NAME)	
2775 Watersview Drive	1535 W. Northfield Blvd. #1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro, TN 37129	
(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, EMC Mortgage Corporation SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Susan L. Adler, a/~~/////////////person/~~ 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:

Land in Davidson County, Tennessee, being Lot No. 31-A, on the Plan of Zone Lot Division, Lots 31 & 33, Edge-O-Lake, Section 20-A, of record in *Book 5800, Page 206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. ***Book 5200, Page 183, as amended in**

Being all of the same property conveyed to Grisel Gayles, unmarried by deed from Jay G. Hamilton, unmarried of record in Instrument No. 20000718-0070935, Register's Office Davidson County, Tennessee. Said property being further conveyed to EMC Mortgage Corporation by Substitute Trustee's Deed of record in Instrument 20030320-0036880, said Register's Office being recorded simultaneously herewith.

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.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

unimproved ☐

This is improved ☒ property, known as 2775 Watersview Drive, Nashville, TN 31217

(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 Susan L. Adler and his/her assigns, forever.

Said EMC Mortgage Corporation, 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 EMC Mortgage Corporation, has executed this deed this 14th day of March, 2003.

Davidson County DEEDWARR
Recvd: 03/20/03 11:26 2pgs
Fees:13.00 Taxes:222.00
20030320-0036881

EMC Mortgage Corporation

By:

Its: J. R. BABINO
ASSISTANT VICE PRESIDENT

CORPORATE SEAL DELAWARE

STATE OF Texas

COUNTY OF Dallas

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. R. BABINO ASSISTANT VICE PRESIDENT, 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 Assistant Vice President respectively of the EMC Mortgage Corporation, the within named bargainor, a corporation, and that he/she as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dallas, Texas this 14th day of March, 2003.

Commission expires:

Dena Milligan
Notary Public

DENA MILLIGAN
Notary Public, State of Texas
My Commission Expires 08-15-06