Return to F-0775

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 15
Brentwood, TN 37027

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of March, 2003 by and between **SAXON MORTGAGE SERVICES, INC., F/K/A/ MERITECH MORTGAGE SERVICES, INC. AS SERVICER FOR THE BENEFIT OF DEUTSCHE BANC AB NEW YORK** party of the first part, and WCG, Inc., A Nevada Corporation, 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 45, L. H. Davis Subdivision of Block 41 in Clifton Plan, which is of record in Plan Book 57, Page 100 in the Register's Office of Davidson, Tennessee, to which reference is made for a more particular description of said property.

Said lot 45 fronts 50 feet on the easterly side of 43rd Avenue North, and runs back easterly between parallel lines 150 feet.

Being the same property conveyed to party of the first part by Deed of record in Instrument No. ~~20021008-0122671~~ in the Register's Office of Davidson County, Tennessee.

20021008-0122671

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 he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines and easements of record, *including* all matters in plan of record in Book 57, Page 100, all in the Register's Office of **Davidson** County, Tennessee; year 2003 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.

SAXON MORTGAGE SERVICES, INC., F/K/A/ MERITECH MORTGAGE SERVICES, INC. AS SERVICER FOR THE BENEFIT OF DEUTSCHE BANC AB NEW YORK

By: Donna Gosbee
PrintedName: Donna Gosbee
Title: Vice President

Davidson County DEEDWARR
Recvd: 03/31/03 14:10 2pgs
Fees:13.00 Taxes:105.45
20030331-0042055

STATE OF Texas
COUNTY OF Tarrant

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Donna Gosbee, (or proved to me on the basis of satisfacctory evidence), who acknowledged himself/herself to be the Vice President of **SAXON MORTGAGE SERVICES, INC., F/K/A/ MERITECH MORTGAGE SERVICES, INC. AS SERVICER FOR THE BENEFIT OF DEUTSCHE BANC AB NEW YORK,** a corporation, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **SAXON MORTGAGE SERVICES, INC., F/K/A/ MERITECH MORTGAGE SERVICES, INC. AS SERVICER FOR THE BENEFIT OF DEUTSCHE BANC AB NEW YORK**.

WITNESS my hand, at office, this 5th day of March, 2003.

Notary Public

Commission Expiration: March 5, 2005

HELEN L. HANCOCK
MY COMMISSION EXPIRES
MARCH 5, 2005

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF11259

Property Address:
1010 43rd Street N.
Nashville, Tennessee

TAX PARCEL ID NUMBER: Map & Parcel 91-08, 083.00

PROPERTY OWNER & PROPERTY ADDRESS/
MAIL TAX BILLS TO:
WCG, Inc.
1350 East Flamingo Rd. #109
Las Vegas, NV 89119

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 $ 28,500.00, 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 7th DAY OF March, 2003

NOTARY PUBLIC

COMMISSION EXPIRATION: 4/16/06

JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENNESSEE

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