Davidson County DEEDWARR
Recvd: 04/15/03 11:17 2pgs
Fees:13.00 Taxes:384.43
20030415-0049938

Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0302-0078

NOTARY PUBLIC AT LARGE
ANGELA R. RAMSEY
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $ 103,900.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2003

Notary Public
My commission expires: 5/28, 2006

Address of New Owner:	Send Tax Bills to:	Tax Information
James W. Hix 23 Rolling Meadows Drive Unit 23 Goodlettsville, TN 37072	New Owner	033-04-D-A-023.00 CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Household Financial Center, Inc., a Tennessee corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James W. Hix and wife, Geneva R. Hix, hereinafter called the Grantees, their successors 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 Unit No. 23 on the Plan of Rolling Meadows, Phase I, Section II-A, of record in Plat Book 6250, Page 964, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed from William Timothy Hill, Substitute Trustee, of record in Instrument No. 20021025-0130782, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 23 Rolling Meadows Drive, Unit 23 Goodlettsville, Tennessee 37072.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 9 day of April, 2003.

Household Financial Center, Inc.

BY: _____ _____
Ashley M. Bean
Asst. Vice President CECILIA TORRES

Its: Assistant Vice President

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ashley M. Bean
Asst. Vice President, with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence~~), who, upon oath, acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is the Assistant Vice President of Household Financial Center, Inc. and that She is authorized by Household Financial Center, Inc. to execute this instrument on its behalf by herself as such Assistant Vice President.

Witness my hand in Pomona, California, this 9 day of April, 2003.

_____
Notary Public

My Commission expires: 2/5/05

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