# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

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

f-1155

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jane Allen McKinney | Jane Allen McKinney | 092-05-0-287.00 |
| (NAME) | (NAME) | |
| P.O.Box 120454 | P.O. Box 120454 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | Nashville, TN 37212 | |
| (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 Jane Allen McKinney, a Single 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 Lots 3 and 4, Block 2, on the Plan of Fisk University Place, as of record in Book 421, Pages 4-5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to EMC Mortgage Corporation by Substitute Trustee's Deed of record in Instrument No. 20030604-0075982, Register's Office Davidson County, Tennessee.

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 813 32nd Avenue N, Nashville, TN 37209

(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 Jane Allen McKinney 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 30th day of June, 2003.

EMC Mortgage Corporation

By:

Its: Chris M. Alcedo
Vice President

Joann Price
WITNESS

Davidson County DEEDWARR
Recvd: 07/14/03 08:28 2pgs
Fees:13.00 Taxes:255.30

20030714-0097629

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris M. Aliedo, 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 CMK Asst Vice President respectively of the EMC Mortgage Corporation, the within named bargainor, a corporation, and that he/she as such CMK Asst Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Irving, Texas this 30th day of June, 2003.

Commission expires:

Linda Penney
Notary Public

LINDA PENNEY
Notary Public, State of Texas
My Commission Expires 10-31-06

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027