SPECIAL WARRANTY DEED

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 9-25-04
(AFFIX SEAL)

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

F-1090

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale H. Miller	same	051-08-0-040.00
(NAME)	(NAME)	
848 Argle Avenue	1325 General McArthur Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(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, Mortgage Electronic Registration Systems, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Dale H. Miller and wife, Susan R. Miller and Daryl R. Murray and wife, Glenda J. Murray, 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:

Being Lot No. 11 of Block "C" on the revised plan of Power and Roth's Madison Park Subdivision as of record in Book 843, Page 7, 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 Mortgage Electronic Registration Systems, Inc. by Substitute Trustee's Deed of record in Instrument No. 20011212-0137153, 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.

unimproved ☐

This is improved ☒ property, known as 848 Argle Avenue, Madison, TN 37115

(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 Dale H. Miller and wife, Susan R. Miller and Daryl R. Murray and wife, Glenda J. Murray and their assigns, forever.

Said Mortgage Electronic Registration Systems, Inc., 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 Mortgage Electronic Registration Systems, Inc., has executed this deed this 30th day of July, 2003.

Mortgage Electronic Registration Systems, Inc.

By: _____

Ashraf R. Ibrahim
Asst. Vice President

Davidson County DEEDWARR
Recvd: 08/11/03 15:14 2pgs
Fees:13.00 Taxes:207.20

20030811-0114534

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ashraf R. Ibrahim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and Asst. Vice President upon his/her oath(s) acknowledged himself/herself to be the AVP respectively of the Mortgage Electronic Registration Systems, Inc., the within named bargainor, a corporation, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Pomona, California this 30th day of July, 2003.

Commission expires:

7/31/04

Cecilia M. Estevez
Notary Public

CECILIA M. ESTEVEZ
Commission # 1272621
Notary Public - California
Los Angeles County
My Comm. Expires Jul 31, 2004

RETURN TO:

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