#6463 Box 13

SPECIAL WARRANTY DEED

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis W. Foley Jr.	CTX Mortgage Company	61-6-127
(NAME)	(NAME)	
4116 Saunders Avenue	801 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AmSouth Bank, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis W. Foley Jr., unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 33 on the Plan of Maplewood Heights, of record in Plat Book 547, Page 77 and 78, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 33 fronts 100 feet on the Easterly side of Saunders Avenue and runs back between parallel lines, 300 feet to the Westerly line of Right of Way of the L & N Railroad.

Being the same property conveyed to AmSouth Bank, by deed of record in Instrument No. 20030409-0047167, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ■ property, known as 4116 Saunders Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/03/03 15:03 2pgs
Fees:13.00 Taxes:254.93

20030903-0127826

Witness our hands this 25th day of August, 2003.

AmSouth Bank

By: Trudy Mayoros
Trudy Mayoros
Vice President

Attest: Debbie Smith
Banking Officer

STATE OF Alabama

COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Trudy Mayoros with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of the AmSouth Bank a corporation, and that she as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/as Vice President.

Witness my hand and official seal at Birmingham, AL this 25th day of August, 2003.

Commission expires:

MY COMMISSION EXPIRES : JANUARY 17, 2004

Hattie Evans
Notary Public

