SPECIAL **WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/08/03 10:41 3pgs
Fees:18.00 Taxes:152.07

20031008-0149249

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1242

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Johnson	Same	Map 034-05-0-Parcel 086.00
(NAME)	(NAME)	
3514 Hobson Pike		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(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, **Household Financial Center, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Michelle Johnson, an unmarried person Phil Heart, an unmarried person**, 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:

See Exhibit "A" attached hereto and made a part of.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed of record in Instrument No. 20030908-0130944 and dated august 29, 2003, Register's Office for 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 210 Alta Loma Road, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 3rd day of October, 2003.

CECILIA TORRES

Household Financial Center, Inc.

By: Ashley M. Bean
Asst. Vice President

Asst. Vice President

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ashley M. Bean with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Asst. Vice President respectively of the the within named bargainor, and corporation, and that he/she as such Asst. Vice Presidents being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ashley M. Bean as such Asst. Vice President.

Witness my hand and official seal at office at Pomona, CA on this the 3rd day of October, 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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Household Financial Center, Inc. the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of October, 2003.

Commission expires:

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot Number 3 on the plan of Gregory's unrecorded resubdivision of part of lot number 19 on the map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, described according to a copy of the unrecorded survey made by H. Gee, surveyor dated February 11, 1959, as follows:

Beginning at a point at the southerly margin of Alta Loma Road at a point 110 feet east of the easterly right of way of the L and N Railroad at the corner of Lots 2 and 3 on said plan; thence with the line between said lots southerly 227.7 to a point, which is 100 feet east of said railroad right of way; thence easterly 50 feet to a point at the common corner of Lots 3 and 4 on said plan; thence with the line between said lots, north 227 feet to a point in the southerly margin of Alta Loma Road; thence with the margin of the same westerly 55 feet to the beginning.

Included but specifically excluded from the above description as follows:

Beginning at a point on the existing south margin of Alta Loma Road, the northwest corner of this tract; thence with said south margin south 77 degrees 54' east 55 feet to a point; thence south 4 degrees 00' west 0.1 feet to a point; thence in a westerly direction, with a curve to the left having a central angle of 0 degrees 49' 42" radius of 3799.71 feet, 54.9 feet to a point; thence north 2 degrees 45' east 0.5 feet to the prior of beginning and containing approximately 29 square feet.