Davidson County DEEDWARR
Recvd: 10/13/03 11:56 2pgs
Fees:13.00 Taxes:370.00

20031013-0151361

Return to:
ACCURATE TITLE & ESCROW, INC.
181 E. MAIN ST., STE. 2
HENDERSONVILLE, TN 37075
(615) 822-0997

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of September, 2003 by and between **Key Bank USA, N.A.**, party of the first part, and **Jeremiah Davis, a single person** party of the second part

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

Lot 76, on the Plan of Edge-O-Lake Estates, Section 18 as shown on plat of record in Book 4675, Page 84 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record in Instrument No. 20030707-0092803 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same: that the same is unencumbered, except for Restrictions, Building Lines and Easements of record, *including* matters in Book 4797, Page 410 and on the plan in Book 4675, Page 84 in the Register's Office of **Davidson** County, Tennessee; year 2003 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Key Bank USA, N.A.
By: Fidelity National Asset Management Solutions.
Its Attorney-in-Fact

By:
Printed Name: Pamela J. Crocker, Vice President
Title:

Sep-19-03 09:30am From-GRIFFIN CLIFT EVERTON THORNTON PLLC 9017521061 T-142 P.02/05 F-661

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Pamela J. Crocker, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of Fidelity National Asset Management Solutions, a corporation, which caused this instrument to be executed on behalf of Key Bank USA, N.A., the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of Key Bank USA, N.A.

WITNESS my hand, at office, this 29th day of September, 2003

C. Nicole Cochran
Notary Public

Commission Expiration: June 20, 2007

C. NICOLE COCHRAN
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF11905

PROPERTY ADDRESS:
2932 Moss Spring Drive
Antioch, Tennessee 37013

PARCEL ID NUMBER: Field Book 2DX-02978, Map 150-2-0, parcel 028.00

PROPERTY OWNER AND ADDRESS/
MAIL TAX BILLS TO:

Same

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

David C. Kremer
Affiant

DAVID C. KREMER JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Subscribed and sworn before me this 1st day of October, 2003.

David C. Kremer
Notary Public
Commission expiration: Dec 21, 2004

This deed is prepared with information provided by Chicago Title Insurance Company
F:\USERS\CHRIS\Key Bank Docs\SWD Moss.Davidson Co wpd

Sep-19-03 09:30am From-GRIFFIN CLIFT EVERTON THORNTON PLLC 8017521061 T-142 P.03/05 F-661