FILE NUMBER
287381 Q

Davidson County DEEDWARR
Recvd: 12/16/03 11:35 2pgs
Fees:13.00 Taxes:431.05

20031216-0179554

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of November, 2003 by and between **Household Financial Center, Inc.**, party of the first part, and SONJIA L. ROGERS, 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 10, on the Plan of Bret Ridge Subdivision, as shown on plat of record in Plat Book 6900, Page 121 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 Successor Trustee's Deed of record in Instrument No. 20030714-0098206 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 Subdivision Restrictions, Building Lines and Easements of record, including Plat Book 6900, Page 121; Electrical Permit Agreement in Book 5625, Page 287; Sewer Easement in Book 5649, Page 458; Declaration of Covenants and Restrictions in Book 7030, Page 527, amended in Book 7047, Page 171; and By-Laws in Book 7030, Page 542; all 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.

Household Financial Center, Inc.
By: Fidelity National Asset Management Solutions,
Its Attorney-in-Fact

By: _____
Printed: **Pamela J. Crocker, Vice President**
Title: _____

Nov-18-03 02:28pm From-GRIFFIN CLIFT EVERTON THORNTON PLLC 9017521061 T-622 P.02/05 F-207

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Pamela G. 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 **Household Financial Center, Inc.**, 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 **Household Financial Center, Inc.**

WITNESS my hand, at office, this 20th day of November, 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
FF11925

PROPERTY ADDRESS:
1149 Jackson's View Road
Hermitage, Tennessee 37076

PARCEL ID NUMBER: Map 86-7-A, Parcel 10

PROPERTY OWNER AND ADDRESS:
Sonjia L. Rogers
1149 Jackson View Road
Hermitage, TN 37076
MAIL TAX BILLS TO:
Same as Owner

STATE OF TENNESSEE
COUNTY OF Williamson

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 $ 116,500.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Sonjia L Rogers
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF December, 2003.

NOTARY PUBLIC

COMMISSION EXPIRATION: 2/20/07

NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN
P. W. HARDISON

This deed is prepared with information provided by Chicago Title Insurance Company
F:\USERS\CHRIS\Household Docs\HFCenter.SWD.Jacksons Davidson Co wpd

Nov-18-03 02:26pm From-GRIFFIN CLIFT EVERTON THORNTON PLLC 9017521061 T-622 P.03/05 F-207