Davidson County DEEDWARR
Recvd: 02/11/04 12:41 2pgs
Fees:13.00 Taxes:220.89

20040211-0016556

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of February, 2004 by and between **Household Financial Center, Inc.**, party of the first part, and George L. Thomas, III 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 88-B on the Plan of Zone Lot Division of Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107 of Colony Downs, formerly known as Rachel's Square, Section Two, as shown on plat of record in Plat Book 6250, Page 542 in 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. 20031209-0176236 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 and other matters of record, including Book 5200, Page 623-625, amended Book 6231, Page 64 & 66, and Book 6250, Page 538-543; Covenants, Conditions and Restrictions in Book 6455, Page 135, Book 6619, Page 777, amended in Book 8030, Page 757 and Book 11627, Page 594; and Charter in Book 8030, Page 759; all in the Register's Office of **Davidson** County, Tennessee; year 2004 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 Name:
Title: Pamela J. Crocker, Vice President

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 **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 4th day of February 2004

C Nicole Cochran
Notary Public

Commission Expiration: 6/20/07

C. NICOLE COCHRAN
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12377

PROPERTY ADDRESS:
4313 Baton Rouge
Hermitage, Tennessee 37076

PARCEL ID NUMBER: Map 75-11, Parcel 262

PROPERTY OWNER AND ADDRESS/
MAIL TAX BILLS TO:
George Thomas Realty
14444 Lebanon Rd
Old Hickory, TN. 37138

State of Tennessee
County of Wilson

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 $59,700 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

George E. Thomas
Affiant

Subscribed and sworn before me this 9th day of February, 2004.

Notary public

Commission expiration: 1-23-06

TRACEY TRUMBO NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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