Box 13
7451

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of February, 2004 by and between **Mortgage Electronic Registration Systems, Inc.,** party of the first part, and Ray Elrod and wife, Marilyn Elrod 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 29, on the plan of Sherwood Forest, Section One, as shown on plat of record in Plat Book 4175, Page 153 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. 20031110-0164087 in said Register' s Office.

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 and other matters of record, including in Plat Book 4175, Page 153 and Restrictions of record in Book 4465, Page 184; amended in Book 4482, Page 427; 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.

Davidson County DEEDWARR
Recvd: 02/25/04 11:10 2pgs
Fees:13.00 Taxes:314.50
20040225-0021346

Mortgage Electronic Registration Systems, 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 **Mortgage Electronic Registration Systems, 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 **Mortgage Electronic Registration Systems, Inc.**

WITNESS my hand, at office, this 12th 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
FF12297

PROPERTY ADDRESS:
4805 Big Horn
Old Hickory, Tennessee 37138

PARCEL ID NUMBER: 065-13- 038.00

PROPERTY OWNER & ADDRESS/
MAIL TAX BILLS TO: RAY Elrod
661 Hill Rd
Brentwood TN 37027

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 $85,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Heidi J. Clayton
Affiant

Subscribed and sworn before me this 12 day of February, 2004.

Bart Triplett
Notary Public

Commission Expiration: 5/28/06

This deed is prepared with information provided by Chicago Title Ins. Co.
F:\USERS\CHRIS\MERS Docs\SWD.Big.Davidson Co.wpd

BART TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006