SPECIAL WARRANTY DEED

GREGORY W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

REO #625

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-7541

MY COMMISSION EXPIRES: JANUARY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of Februaury, 2004

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Fann	SAME	105-16-041.00
(NAME)	(NAME)	
1925 Seminole Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	SAME	
(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, **WASHINGTON MUTUAL FIANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO CITY FINANCE COMPANY, A MISSISSIPPI CORPORATION, SUCCESSOR BY MERGER TO BLAZER FINANCIAL SERVICES, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIMBERLY FANN, AN UNMARRIED WOMAN 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:
Being Lot No. 1, Section 2, Russwurm Heights, as of record in Book 2083, page 101, Register's Office for said County.

Said Lot No. 1 fronts 135.8 feet on the westerly side of Seminole Avenue and runs back 174.3 feet on the northerly line and 214.7 feet on the southerly line to a dead line, measuring 26.1 feet thereon.

Being the same property conveyed to Mildred A. Loggins by Order through 4th Circuit Court Davidson County, Tennessee No. 71449 dated 11/15/74 and recorded 6/26/81, of record in Book 5762, page 360, Register's Office for Davidson County, Tennessee. Also see Book 4206, page 178, for said County. Also see Trustee's Deed to Washington Mutual Finance Group, LLC, a Delaware LLC, successor by merger to City Finance Company, a Mississippi Corporation,, successor by merger to Blazer Financial Services, Inc., a Tennessee Corporation recorded 6/5/03 and record in Instrument # 200306050077459 for said County.

Subject to plan of record in Plat Book 2083, page 101; Restrictions of record in Book 2294, page 486; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm drainage in Book 4729, page 222.

This is improved ☒ unimproved property, known as 1925 Seminole Ave. Nashville, Tennessee 37211
(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.

IN WITNESS WHEREOF, my hands this 20th day February 2004.

Davidson County DEEDWARR
Recvd: 02/26/04 13:04 2pgs
Fees:13.00 Taxes:273.43

20040226-0021951

WASHINGTON MUTUAL FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO CITY FINANCE COMPANY, A MISSISSIPPI CORPORATION, SUCCESSOR BY MERGER TO BLAZER FINANCIAL SERVICES, INC., A TENNESSEE CORPORATION

X Cynthia Vincent
Witness Cynthia Vincent

X Elizabeth L Hill
Witness ELIZABETH L. HILL

X By: Anthony Warden, Vice President
Title:

X Attest: Sara Elens
Title: Sara Elens, Corporate Assistant Secretary

STATE OF Florida
COUNTY OF Escambia

Before me, the undersigned Notary Public in and for said County in said State, personally appeared ~~Anthony Wade~~, and with whom I am personally acquainted and who upon oath acknowledged herself to be the **Vice President** respectively of **WASHINGTON MUTUAL FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO CITY FINANCE COMPANY, A MISSISSIPPI CORPORATION, SUCCESSOR BY MERGER TO BLAZER FINANCIAL SERVICES, INC., A TENNESSEE CORPORATION** the within named bargainor(s), a corporation, and he, as such **Vice President** being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Anthony Wade, Vice President. Attesting the same by X Sara Elens, X Corporate Assistant Secretary

Witness my hand and official seal at office, this the 20th day of February, 2004.

Commission expires: 3/24/04

Notary Public

Jacinta C. Brooks

OFFICIAL NOTARY SEAL
JACINTA C BROOKS
COMMISSION NUMBER
DD102478
MY COMMISSION EXPIRES
MAR. 24,2006

NOTARY PUBLIC STATE OF FLORIDA