SPECIAL WARRANTY DEED

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~19TH~~ 15-d DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/15/04 15:53 2pgs
Fees:13.00 Taxes:142.45
20040315-0029528

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, TN 37027

f-1726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latasha S. Jenkins	Bank of America, 133	082-03-0-196.00
(NAME)	(NAME)	
1107 Stockell Street	Mortgage Loan #6431367413	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	P.O. Box 1675	
(CITY) (STATE) (ZIP)	Coraopolis, PA 15108	
	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Residential Funding Corporation SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Latasha S. Jenkins, an unmarried person, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Residential Funding Corporation by Substitute Trustee's Deed of record in Instrument No. 20040116-0006985, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ■ property, known as 1107 Stockell Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Latasha S. Jenkins and their assigns, forever.

Said Residential Funding Corporation , warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Residential Funding Corporation, have executed this deed this ~~19th~~ 11th day of March, 2004.

Residential Funding Corporation

By:

SHARMEL DAWSON-TYAU ASST VP

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SHARMEL DAWSON-TYAU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the ASST VP respectively of the Residential Funding Corporation, the within named bargainor, a corporation, and that he/she as such ASST VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this ~~19th~~ 11th day of March, 2004.

Commission expires:

Notary Public

MICHELLE MOREY
COMM. # 1281216
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMM. EXP. OCT. 21, 2004

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027