Davidson County DEEDWARR
Recvd: 04/01/04 15:55 2pgs
Fees:13.00 Taxes:354.83
20040401-0036976

1st
Bk 64

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater or this transfer is $95,900.00.

Affiant

Subscribed and sworn to before me this 26th day of March, 2004.

ANDREW H. MALONEY
NOTARY PUBLIC

Notary Public

My Commission Expires: 8/20/06

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christine Hynek (NAME)	SAme (NAME)	115-11-45.00
608 Mercer Drive (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mortgage Electronic Registration Systems, Inc. ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto Christine Hynek, ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 417, on the plan of Highlands of Tulip Grove, Section 3-A, as shown on plat of record in Plat Book 5210, Page 229, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mortgage Electronic Registration Systems, Inc., by Deed of Record as Instrument # 20040116-0006790, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 26th day of March, 2004.

Mortgage Electronic Registration Systems, Inc.

By:_____

(Name) _____ (Title) _____

This is __improved property known as 608 Mercer Drive, Hermitage, TN 37076.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for Mortgage Electronic Registration Systems, Inc. (corporation), with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Asst. Vice President (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of March, 2004.

My Commission Expires:_____

_____
Notary Public

P. A. COLUCCI
Commission # 1329066
Notary Public — California
Los Angeles County
My Comm. Expires Nov 17, 2005

Prepared by and Return to:
Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066

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