Realty 48A

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/04 10:20 2pgs
Fees:13.00 Taxes:456.95
20040405-0037955

AISHA HALL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires June 21, 2004

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-21-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
Cassandra Ramsey	~~Creve Cor Mortgage, Inc.,~~	**87-5-A-28CO**
(NAME)	(NAME)	
5931 Colchester Drive	~~1130 Hadley Industrial Court~~	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	~~St. Louis, MO 63144~~	
(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, **Amsouth Bank**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cassandra Ramsey and husband Richard Ramsey, II**, 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Farmington Woods, Phase I, of record in Book 7900, Page 228, Register's Office for said County.

Said Lot No. 28 fronts 47.27 feet on the southerly margin of Colchester Drive and extends back 127.32 feet on the easterly line and 125.00 feet on the westerly line to a dead line in the rear measuring 35.33 feet thereon.

Being the same property conveyed to **Amsouth Bank** by deed of record in Instrument 20031017-0153775, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **5931 Colchester Drive, Hermatage, TN 37076**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And

GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of March, 2004.

Petrina Harris

Felesha Griggs

Amsouth Bank

By: Trudy Mayoros

Trudy Mayoros
Vice President

Attest: Allene Sm. Jr

State of ALABAMA County of JEFFERSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trudy Mayoros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of the AmSouth Bank, a corporation, and that he/she as such Trustee by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and seal at Birmingham Alabama this 31st day of March, 2004.

Commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 22, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Hattie Evans
Notary Public

HATTIE EVANS NOTARY PUBLIC ALABAMA STATE AT LARGE