Davidson County DEEDWARR
Recvd: 04/19/04 15:49 2pgs
Fees:13.00 Taxes:240.50

20040419-0044317

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of April, 2004 by and between **ABN AMRO MORTGAGE GROUP. INC.**, party of the first part, and G. LYNN DAVIS 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 2 on the Plan of the Revised Lots Nos. 7 and 12, Williams and Hays Co.'s Bellview Plan, as shown by plan of record in Book 5800, Page 192 the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property. Said Lot 2 fronts 100 feet on the westerly margin of Montgomery Avenue runs back between parallel lines 125 feet to a dead linein the rear, on which it measures 100 feet..

Being the same property conveyed to party of the first part by Deed of record in Instrument No. 20030922-0139927 in the Register's Office of Davidson County, Tennessee.

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 subdivision restrictions, building lines and easements and other matters of record, *including* matters of record appearing on plan in Book 5800, Page 192, and Easements in Book 3984, Page 588; all in the Register's Office of **Davidson** County, Tennessee; property taxes for the year 2004; 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.

ABN AMRO MORTGAGE GROUP. INC.
By: Fidelity National Asset Management Solutions

By: _____
Printed Name: Pamela J. Crocker, Vice President
Title: _____

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared **Pamela J. Crocker, Vice President**, (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 **ABN AMRO MORTGAGE GROUP. 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 **ABN AMRO MORTGAGE GROUP. INC.**

WITNESS my hand, at office, this 8th day of April, 2004

Notary Public

Commission Expiration: 9.23.06

SHALEEN M KOEHLER
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12151

PROPERTY ADDRESS:
1502 Montgomery Avenue
Nashville, Tennessee 37207

PARCEL ID NUMBER: Map71-12, Parcel 263

PROPERTY OWNER:
G. LYNN DAVIS
604 Huntington Court
Franklin, TN 37067

MAIL TAX BILLS TO:
G. LYNN DAVIS
604 Huntington Court
Franklin, TN 37067

COUNTY OF Davidson
STATE OF Tennessee

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 $ 65,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 8th DAY OF April, 2004

NOTARY PUBLIC

COMMISSION EXPIRATION: July 24, 2004

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

This Deed is prepared from information provided by Chicago Title Insurance Company.
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