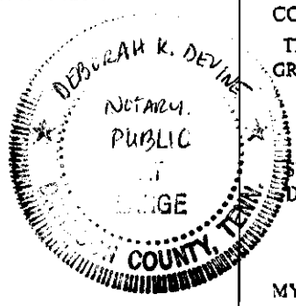
SPECIALWARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(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:	MAP-PARCEL NUMBERS
James R. Farrell	**First Franklin Financial Corporation, a Delaware Corporation**	**74-4-84**
(NAME)	(NAME)	
908 Forest Dale	**112 Town Park Drive, Suite G150**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Kennesaw, GA 30144**	
(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, **Charter One Mortgage**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Farrell, a single man**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being lot no. 51, on the plat Hermitage Hills, Section 12, of record in Plat Book 4675, Page 125, Register's Office for said County.

Being the same property conveyed to **Charter One Mortgage** by deed of record in, Instrument 20040116-0006809, Register's Office for **Davidson** County, Tennessee.

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

"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.

Davidson County DEEDWARR
Recvd: 05/05/04 15:28 2pgs
Fees:13.00 Taxes:357.05



20040505-0051626

unimproved ☐

This is improved ☒ property, known as **908 Forest Dale, Hermitage, TN 37076**

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

Witness **our hands** this **23rd day of April, 2004**.

Charter One Mortgage

By: Cathy L. Lequin

Attest: Sara M. Evans

State of Virginia County of Henrico

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cathy Lequin, VP, 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 V. President of the Charter One Mortg, a corporation, and that he/she as such V. President by signing the name of the corporation by himself/herself as V. President.

Witness my hand and seal at Henrico, Virginia, this 23rd day of April, 2004.

Commission expires:

Sherri C Deal
Notary Public

Sherri C. Deal - Notary Public
Commonwealth of Virginia
My Commission Expires January 31, 2007

SHERRI C. DEAL NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Return to:
Advantage Title & Escrow
109 Kenner Ave
Nashville, TN 37205