SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/04 13:02 2pgs
Fees:13.00 Taxes:429.57

20040528-0063077

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,780.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 02-17-08
(AFFIX SEAL)

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, TN 37076

H-1473

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenyanette L. Maryland (NAME)	Kenyanette L. Maryland (NAME)	165-13-0-A 121.00 CO
3928 Pepperwood (ADDRESS)	3928 Pepperwood (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (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, Household Financial Center, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kenyanette L. Maryland, _____, 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. 467, on the plan of Peppertree Forest, Section Ten, of record in Plat Book 7900, page 938, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Household Financial Center, Inc. by deed in lieu of foreclosure dated December 17, 2003 from Darron D. Brown of record in Instrument No. 20031223-0182414, Register's Office for 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 3928 Pepperwood Drive, Antioch, TN 37013
(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 Kenyanette L. Maryland and his/her/their assigns, forever.

Said Household Financial Center, Inc., warrants 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, the said Household Financial Center, Inc., has executed this deed this 21 day of May, 2004.

Household Financial Center, Inc.

By: _____

Its: Maria I. Ortega
Asst. Vice President

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria I. Ortega Asst. Vice President, 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 Maria I. Ortega Asst. Vice President respectively of the Household Financial Center, Inc., the within named bargainor, a corporation, and that he/she as such Maria I. Ortega Asst. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of May, 2004.

Commission expires:

E. P. DEVEREAUX
COMM. #1447374
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXPIRES OCT. 26, 2007

_____
Notary Public

RETURN TO: