SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/04 10:15 2pgs
Fees:13.00 Taxes:499.50

20040629-0076891

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Brentwood, TN 37027

F-2068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny E. Gonzales, Sr.	Hibernia National Bank	053-06-0-B-079.00 CO
(NAME)	(NAME)	
2325 Riverway Drive	P. O. Box 481	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Baton Rouge LA 70821-0481	
(CITY) (STATE) (ZIP)	(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 Johnny E. Gonzales, Sr. and wife, Mary Ann Chavez Gonzales,
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:

Being Lot No. 44 on the Plan of Phase 5-B, Waterford Subdivision, as of record in Plat Book 7900, Pages 838 and 839, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. (Substitute Trustee's Deed incorrectly references Phase 5-H)

Being the same property conveyed to Household Financial Center Inc. by Substitute Trustee's Deed dated April 22, 2004, of record in Instrument No. 20040512-0054486, 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 2325 Riverway Drive, Nashville, TN 37211
(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 Johnny E. Gonzales, Sr. and wife, Mary Ann Chavez Gonzales 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.

IN WITNESS WHEREOF, the said Household Financial Center, Inc., has executed this deed this 24th day of June, 2004.

Household Financial Center, Inc.

By:

as witness

Paul Marquez
Closing Coordinator

Ashraf R. Ibrahim
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 Anthony R. Thrasher, 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 Asst VP respectively of the Household Financial Center, Inc., the within named bargainor, a corporation, and that he/she as such Asst VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2004.

Commission expires:

JAN BARTON
Commission # 1423709
Notary Public - California
Los Angeles County
My Comm. Expires Jun 12, 2007

Jan Barton
Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027