Davidson County DEEDWARR
Recvd: 06/30/04 15:03 2pgs
Fees:13.00 Taxes:279.35

20040630-0077993

# *SPECIAL*
## WARRANTY DEED

**THIS INDENTURE**, made and entered into this 7th day of April, 2004 by and between **Mortgage Electronic Registration Systems, Inc., as Nominee for Household Finance Corporation** party of the first part, and Amos J. Blake Sr. 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 27, on the Plan Crescent Heights Subdivision, as shown of record in Plat Book 2331, Page 106 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument Number 20040102[illegible]000054 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 in Plat Book 2331, Page 106; Restrictive Covenants in Book 2495, Pager 513; and Easements in Book 4337, Page 353; all in the Register's Office of **Davidson** County, Tennessee; year 2004 property taxes; 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.

**Mortgage Electronic Registration Systems, Inc., as Nominee for Household Finance Corporation**
**By: Fidelity National Asset Management Solutions, Its Attorney-in-Fact**

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

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 **Mortgage Electronic Registration Systems, Inc.,its successors and assigns, as Nominee for Household Finance Corporation** 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 **Mortgage Electronic Registration Systems, Inc.,its successors and assigns, as Nominee for Household Finance Corporation**

**WITNESS** my hand, at office, this 7th day of April, 2004

C. Nicole Cochran
Notary Public

Commission Expiration: 6.20.07

C. NICOLE COCHRAN
Notary Public
State of Colorado

**PREPARED BY:**
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12407

**PROPERTY ADDRESS:**
127 Stirton Road
Nashville, TN 37210

**PARCEL ID NUMBER**: 119-03-053.00

**PROPERTY OWNER:**
Amos J. Blake Sr
127 Stirton Road
Nashville, TN 37210

**MAIL TAX BILLS TO:** Amos J. Blake Sr.
127 Stirton Road
Nashville, TN 37210

State of Tennessee
County of Sumner

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 $ 75,500 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

X Amos J Blake Sr
Affiant

Subscribed and sworn before me this 14 day of April, 2004.

Spencer R Talbott
Notary public

Commission expiration: 1/27/07

This deed is prepared with information provided by Chicago Title Ins. Co.
F:\USERS\CHRIS\MERS Docs\Nominee.SWD.Stirton.Davidson Co.wpd

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
JAN. 27, 2007