Davidson County DEEDWARR
Recvd: 07/26/04 14:23 2pgs
Fees:13.00 Taxes:418.10
20040726-0089145

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Special Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Clarence Potter, Jr.	Option One Mortgage	52-8-A-217
1100 Shawnee Road	1600 Parkwood Circle	
Madison TN 37115	Atlanta, GA 30339	

FOR AND IN 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

Household Financial Center, Inc.

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clarence Potter, Jr. and wife, Jackie M. Potter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 149, on the Plan of Heron Walk Section 3, Phase 1, of record in Plat Book 9700, Page 551, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed, dated March 25, 2004, of record in Instrument No. 20040406-0038902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 1100 Shawnee Road, Madison TN 37115.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 1 **DAY OF JULY, 2004..**

Household Financial Center, Inc.

BY: Ashraf R. Ibrahim
It's: Asst. Vice President

STATE OF _____
COUNTY OF Los Angeles

PERSONALY APPEARED BEFORE ME, _____
Ashraf R. Ibrahim, **IN HIS/HER CAPACITY AS**
Asst. Vice President
_____ **WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE** AVP **OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.**

WITNESS MY HAND, AT OFFICE THIS 7 **DAY OF JULY, 2004.**

MARIA I. ORTEGA
COMMISSION # 1430059
Notary Public California
Los Angeles County
My Comm. Expires Jul 12, 2007

Notary Public **Maria I. Ortega**
Asst. Vice President

MY COMMISSION EXPIRES: 7-12-07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON July 16, 2004.

Notary Public **K. J. Shelton**

K. J. SHELTON
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 7-24-07
SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07