F-2025

Jack Case Wilson Title Assoc.
7100 Executive Center Dr., #150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/04/04 09:37 2pgs
Fees:13.00 Taxes:261.05
20040804-0093259

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of June, 2004 by and between **ABN AMRO MORTGAGE GROUP. INC.**, party of the first part, and Helena F. Dixon, unmarried 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 113 on the Plan of Section One Golden Valley Estates, as shown on plat of record in Book 4175, Page 142, in the Register's Office for Davidson County. To which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record in Instrument No. 20040513-0056339, 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* in Book 4175, Page 142 and Restrictive Covenants of record in Book 4447, Page 108 as amended in Book 4447, Page 594, all in the Register's Office of **Davidson** County, Tennessee; property taxes for the year 2004; 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.

ABN AMRO MORTGAGE GROUP. INC.
By: Fidelity National Asset Management Solutions

By: _____

Printed Name: _____

Title: **Pamela J. Crocker, 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 **ABN AMRO MORTGAGE GROUP. INC.**, 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 **ABN AMRO MORTGAGE GROUP. INC.**

WITNESS my hand, at office, this 4th day of June, 2004

GABRIELLA VINNOLA
Notary Public
State of Colorado

Gabriella Vinnola
Notary Public

Commission Expiration: 5/12/08

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12749

PROPERTY ADDRESS:
3152 Ewingdale Drive
Nashville, TN 37207

PARCEL ID NUMBER: Map & Parcel 060-01-0-163.00

PROPERTY OWNER:
Helena F. Dixon
3152 Ewing Dale
Nashville, TN 37207

MAIL TAX BILLS TO:
First Franklin Financial Corp.
150 Alleghany Center Mall
Pittsburgh, PA 15212

COUNTY OF Tennessee
STATE OF Williamson

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 $ 70,555.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Katrina Lewis
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF July, 2004

Elaine Eversmeyer
NOTARY PUBLIC

ELAINE EVERSMEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

COMMISSION EXPIRATION: 1-29-05

My Commission Expires JAN. 29, 2005

This Deed is prepared from information provided by Chicago Title Insurance Company.
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