Davidson County DEEDWARR
Recvd: 08/11/04 08:21 2pgs
Fees:13.00 Taxes:74.00
20040811-0096774

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 11 day of December 2003 by and between **ABN AMRO MORTGAGE GROUP, INC.**, party of the first part, and **ROY S. JONES** 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:

Being the easterly 22 feet of Lot 20, all of Lot 21, and the westerly 7 feet of Lot 22 on the Map of A. C. Dudley's Subdivision, as shown by plat of record in Plat Book 161, Page 10 the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property. Said lot and parts of said lots adjoin and front together 79 feet on the southerly side of Cass Street and run back between parallel lines to an alley.

Being the same property conveyed to party of the first part by Deed of record in Instrument No. 20040811-0096773 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 of record, *including* matters of record appearing on plan in Plat Book 161, Page 10, all in the Register's Office of **Davidson** County, Tennessee; property taxes for the year 2003; 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 _____ 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 11 day of December, 2003

Marque DeRenzo
Notary Public

Commission Expiration: 4/12/07

MARQUE DERENZO
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF11882

PROPERTY ADDRESS:
1715 Cass Street
Nashville, Tennessee

PARCEL ID NUMBER: 81-6-318

PROPERTY OWNER:
ROY S. JONES
3641 Trousdale Drive
Nashville, Tennessee 37204

MAIL TAX BILLS TO:
S A M E

COUNTY OF DAVIDSON
STATE OF TENNESSEE

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 $ 20,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Linda Crowson
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 5th DAY OF August, 2004

Janet S. Davis
NOTARY PUBLIC

COMMISSION EXPIRATION: 5-24-2008

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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