SPECIAL WARRANTY DEED

All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 09/03/04 15:07 2pgs
Fees:13.00 Taxes:236.43
20040903-0107210

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE August 31, 2004

Notary Public

MY COMMISSION EXPIRES:. 7-6-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Spencer	Same	030-00-0-118.00
(NAME)	(NAME)	
4747 Whites Creek Pike.	Same	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tn 37189	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Centex Home Equity Company, LLC HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY SPENCER, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the 14th, formerly 24th Civil District of Davidson County, Tennessee on the Northeast side of the White's Creek Pike, described as follows:

Beginning at a stake in the center of said pike 75 ½ poles in a northweswardly course from the end of the rock walls, W S Whiteman's corner; thence north 46 deg. east passing a stone at 2 poles in all, 12 poles to a stone with elm sweet gum and hackberry pointers; thence north 44 deg. West 13 1/3 poles to a stone with 3 elm pointers; thence south 46 deg. West 12 poles to the center of said pike; thence with said pike, south 44 deg. East 13 1/3 poles to the beginning.

BEING THE SAME PROPERTY CONVEYED TO CENTEX HOME EQUITY COMPANY, LLC BY DEED FROM VALERIE ANN SPICER, AS SUBSTITUTE TRUSTEE, DATED 4/8/03, PF RECORD IN INSTRUMENT # 200304230054889, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved
This is improved ☒ property, known as 4747 Whites Creek Pike, Whites Creek, Tn 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by through or under GRANTOR and none other whomsoever. 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/my hands this August 31, 2004.

CENTEX HOME EQUITY COMPANY, LLC

By

Jerrell S Jones, Assistant Vice President
Print Name/Title

Attest:
Title:

Jim Dunn, REO Manager
Print Name/Title

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for said County in said State, personally appeared Terrell S Jones and Jim Owen with whom I am personally acquainted and who upon oath acknowledged themselves to be the Ass. Stant Vice President and REO manager respectively of CENTEX HOME EQUITY COMPANY, LLC the within named bargainor, a corporation, and they, as such Assistant Vice President and REO manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Terrell S Jones, Assistant Vice President, attesting the same by Jim Owen, REO Manager.

Witness my hand and official seal at office, this the 31st day of August, 2004.

Commission expires:

Brett Cranford
Notary Public

BRETT CRANFORD
Notary Public, State of Texas
My Commission Expires
March 05, 2008