Davidson County DEEDWARR
Recvd: 09/16/04 09:21 3pgs
Fees:18.00 Taxes:397.75
20040916-0111490

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V3330-009

# SPECIAL WARRANTY DEED
## (Corporation)

**Special warranty deed made on the 9th day of September, 2004, by TCIF REO2, LLC.**

**Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jane L. Wilson and Jannie D. Nero, Grantees, as joint tenants, the following land in Davidson County, Tennessee:**

A certain tract, or parcel of land in Davidson County, Tennessee, described as follows: Being Lot No. 79 on the Plan of Royal Hills Subdivision, Section III, as of record in Plat Book 4860, Page 47, Register's Office for said County.

Beginning at a point in the westerly side of Phipps Drive at the common corner of Lots 78 and 79; thence with the line between said two lots westerly 98.70 feet to a point; thence southerly 143.52 feet to a point; said point in the northerly margin of Judd Drive; thence with the northerly margin of said drive easterly 85.00 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet, northerly 39.27 feet to the westerly margin of Phipps Drive; thence with the westerly margin of said drive, northeasterly 138.00 feet to the point of beginning.

Being the same property conveyed to TCIF REO2, LLC by Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed January 12, 2004, as instrument no. 20040112-0004907, in the records of the Register's Office of Davidson County, Tennessee.

**Commonly known as: 592 Judd Road, Nashville, TN 37218**

**TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever.**

**Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.**

**IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.**

**TCIF REO2, LLC**

**BY:** _____

**ATTEST:** _____

## Acknowledgment

**State of** Connecticut

**County of** Fairfield )**ss.**

**On this day before me, a Notary Public, personally appeared** _____, **to me personally well-known, who acknowledged that he/she is the** Limited Signing Officer **of TCIF REO2, LLC, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

**Witness my hand and seal this** 9th **day of September, 2004.**

_____

**Notary Public**

**My commission expires:**

_____

**(Seal)**

VERA MIUCCIO NOTARY PUBLIC CONNECTICUT

**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, $** 107,500 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Stacey D. Palmer
**Affiant**

**Subscribed and sworn to before me this** 14th **day of** Sept. **, 2004.**

Mary Jayne Masters
**Notary Public**

**My commission expires:**

_____
**(Seal)**

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

**Property owner and party responsible for payment of taxes:**
**Jane Wilson**
~~**592 Judd Road**~~ 4217 Eatons Creek Rd
**Nashville, TN 37218**

**Parcel #058-11-0-154.00**

**Return to:**

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211