Record 1st Book

ADDRESS NEW OWNER AND
SEND TAX BILLS:
JESSICA TIMS
1930 Gulf Breeze
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
52 - 8 - A - 19

Return to.
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, TCIF REO2, LLC, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto JESSICA TIMS, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 19 on the Plan of Heron Walk, Phase I, Section I, of record in Plat Book 9700, Page 173, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to TCIF REO2, LLC by deed of record in Instrument No. 20040223-0020430, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors, assigns and representatives, to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/20/04 13:35 2pgs
Fees:13.00 Taxes:418.10
20040920-0112868

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Witness my hand this 11 day of August, 2004.

TCIF REO2, LLC

By: _____

Title: LIMITED SIGNING OFFICER

STATE OF ~~TENNESSEE~~ CONNECTICUT

COUNTY OF ~~SUMNER~~ FAIRFIELD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared MARY DEVITA, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the LIMITED SIGNING OFFICER of TCIF REO2, LLC, the within named bargainor, a limited liability company, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as LIMITED SIGNING OFFICER

WITNESS my hand and seal at office this 11 day of August, 2004.

_____
NOTARY PUBLIC

My Commission Expires:

~~My Commission Expires 9/30/2009~~

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 the 10th day of ~~August~~ September, 2004.

_____
NOTARY PUBLIC

My Commission Expires:

8/2006

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989