(1)

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/04 15:08 2pgs
Fees:13.00 Taxes:288.60
20041129-0141629

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE My Commission Exp. Jan. 25, 2007

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Barbara Hall Guffee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November, 2004.

Melanie D. Harris
Notary Public

MY COMMISSION EXPIRES: 1-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Hall Guffee	Barbara Hall Guffee	Map 119 Group 11-0 Parcel 016
(NAME) 2474 Old Natchez Trace	(NAME) 2474 Old Natchez Trace	
(ADDRESS) Franklin, TN 37069	(ADDRESS) Franklin, TN 37069	
(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, **Mortgage Electronic Registration Systems, Inc.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara Hall Guffee**, 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:

Land in Davidson County, Tennessee, being **Lot No. 20**, on the Plan of Laurel Acres, as of record in Book 2133, page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mortgage Electronic Registration Systems, Inc., by Substitute Trustee's Deed of record in Instrument Number 20040518-0058004, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2614 Mashburn Road, Nashville, TN 37210
(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. 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 my hand this 24th day of November, 2004.

Courtney Castellano

Mortgage Electronic Registration Systems, Inc.
By: James Rodgers
James Rodgers, Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared _____James Rodgers_____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself to be the Vice President_ of, Mortgage Electronic Registration Systems, Inc._ the within named bargainor, a corporation, and that James Rodgers as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Vice President of said corporation

Witness my hand and official seal at Jacksonville, Fl._____ this _19th day of __November_____ 2004.

Commission expires:

W. DEBBIE CREAMER
Notary Public - State of Florida
My Commission Expires Feb 27, 2008
Commission # DD 285965
Bonded By National Notary Assn.

W. Debbie Creamer

Notary Public