AFTER RECORDING RETURN TO:
MORRIS & SCHNEIDER, P.C.
Return to:
2401 LAKE PARK DR., STE. 150
SMYRNA, GA 30080
770-953-6106

Davidson County DEEDWARR
Recvd: 12/10/04 14:30 2pgs
Fees:13.00 Taxes:121.73

20041210-0147447

REo/LN# 0017279407-19897-LA

Special Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: **Map & Parcel**

BILLIE BYRD 904 CROCKETT STREET NASHVILLE, TN 32707	BILLIE BYRD 904 CROCKETT STREET NASHVILE, TN 32707	**071 16 0 143.00**

FOR AND IN 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

WM SPECIALTY MORTGAGE, L.L.C.

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BILLIE BYRD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being described as Lot No. 11 on the Plan of Essex Place, according to a survey by Erle Drake, dated July 24, 1928 and further described by a survey of Gaffron & Jeffers, dated March 26, 1980, as follows:
Said Lot No. 11 fronts 50 feet on the southerly margin of Crockett Street and extends back between parallel lines, with the westerly margin of Carole Street, 1500 feet to an alley. Being the same property as conveyed in a prior deed dated 3/19/2003, recorded 3/31/2003 as instrument number 03061010, Shelby County Records, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Being the same property as conveyed in a deed dated 8/28/1992, filed on 9/1/1992 in book 8717, page 774, Davidson County, Tennessee Records.

This is improved property known as 904 Crockett Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. Wherever used, the singular number

REo/LN# 0017279407-19897-LA

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

WITNESS OUR HANDS THIS 30th DAY OF August, 2004.

WM SPECIALTY MORTGAGE, L.L.C.

BY: _____
Jeff Rivas, Vice President

STATE OF California
COUNTY OF Orange

PERSONALY APPEARED BEFORE ME, Jeff Rivas, IN HIS/HER CAPACITY AS Vice President WM SPECIALTY MORTGAGE, L.L.C., WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE Vice President OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 30th DAY OF AUGUST 2004.

LAURA ASCENCIO
Commission # 1343814
Notary Public - California
Los Angeles County
My Comm. Expires Feb 18, 2006

_____
Notary Public

MY COMMISSION EXPIRES:

(Affix Notary Seal)

STATE OF Georgia
COUNTY OF Cobb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,900.00.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON 8/30/04.

_____
Notary Public

MY COMMISSION EXPIRES:

COLLEEN A. BECKETT NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES FEB. 02, 2005

Deed Prepared By:
Morris & Schneider, P.C.
2401 Lake Park Drive, Suite 150
Smyrna, GA 30080