Davidson County DEEDWARR
Recvd: 03/03/05 14:53 2 pgs
Fees:13.00 Taxes:440.30

20050303-0023733

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of February, 2005 by and between **Household Financial Center, Inc.**, party of the first part, and WILLIAM DAVID DYER & SCARLETT DYER, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

Lot No. 47, on The Plan of Goodlettsville Heights Subdivision, Section III as shown on plat of record in Plat Book 1835, Page 98, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record in Instrument No. 20041213-0147905, in the Register's Office of Davidson County, Tennessee.

also QC #20050303-0023732

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, and Easements and other matters of record, including in Plat Book 1835, Page 98; Easements of record in Book 4805, Page 809 and Book 1835, Page 98 and Restrictive Covenants of record in Book 2028, Page 615, in the Register's Office of **Davidson** County, Tennessee; year 2005 property taxes not yet due and payable; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Household Financial Center, Inc.
By: Fidelity National Asset Management Solutions,
Its Attorney-in-Fact

By: _____
Printed Name: Aviva J. Bush, Vice President
Title: _____

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared _____ ~~Aviva J. Bush, Vice President~~ proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the V.P. of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **Household Financial Center, Inc.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Household Financial Center, Inc.**

WITNESS my hand, at office, this 25 day of February, ~~2004~~ 2005

Dianne B Dorrance
Notary Public

Commission Expiration: 9-22-08

DIANNE B DORRANCE
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF13258

PROPERTY ADDRESS:
118 Garrett Road
Goodlettsville, TN 37072

PARCEL ID NUMBER: 021-16-0-028.00

PROPERTY OWNER AND ADDRESS:
WILLIAM DAVID DYER AND SCARLETTE DYER
118 GARRETT ROAD
GOODLETTSVILLE, TN 37072

MAIL TAX BILLS TO:
William David Dyer + Scarlette Dyer

STATE OF TENNESSEE
COUNTY OF SHELBY

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 IS $ 119,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Nancy L Queen
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 28TH DAY OF FEBRUARY ~~XXXX~~ 2005

Rosalie A. Wood
NOTARY PUBLIC

COMMISSION EXPIRATION: 3/17/07

ROSALIE A. WOOD
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENN.

This deed is prepared with information provided byChicago Title Insurance Company
F:\USERS\CHRIS\Household Docs\HFCenter.SWD.Garrett.Davidson Co.wpd