SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-2405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy S. Jones	NEW OWNER	072-13-0-450.00
(NAME)	(NAME)	
3641 Trousdale		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Household Financial Center, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Roy S. Jones, a Married Person,
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 228 as shown on the plan of Trevecca Subdivision of Renraw, as of record in Book 421, Pages 72 & 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Household Financial Center, Inc. by Deed in Lieu of Foreclosure, dated August 12, 2004, of record in Instrument No. 20040824-0101854, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 912 McClurkin Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Roy S. Jones, a Married Person and his/her/their assigns, forever.

Said Household Financial Center, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Household Financial Center, Inc., has executed this deed this 2nd day of March, 2005.

Household Financial Center, Inc.

By:

Maria I. Ortega
Asst. Vice President

AS WITNESS

Cecilia Tiller
Asst. Secretary

Davidson County DEEDWARR
Recvd: 03/07/05 14:45 2 pgs
Fees:13.00 Taxes:281.20

20050307-0024848

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

) Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria I Ortega, with whom I am personally acquainted (or ~~proved to me on the basis of satisfactory evidence~~) and who upon his/her oath(s) acknowledged ~~himself/~~herself to be the VP respectively of the Household Financial Center, Inc., the within named bargainor, a corporation, and that he/she as such Maria I Ortega, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2005.

Commission expires:

MONICA S. RAMIREZ
Commission # 1337498
Notary Public - California
Los Angeles County
My Comm. Expires Jan 5, 2006

Monica S Ramirez
Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027