SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 03/17/05 09:13 2 pg
Fees:13.00 Taxes:360.75

20050317-0029285

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

F-2832

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Wooten	America's Wholesale Lender	074-16-0-014.00
(NAME)	(NAME)	
5005 Bonnameade Drive	P. O. Box 10212	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Van Nuys, CA 91410	
(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 Richard W. Wooten, Unmarried
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:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 470 on the plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 and 2, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's deed dated January 13th 2005 of record in Instrument No. 20050127-0009933, Register's Office 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 5005 Bonnameade Drive, Hermitage, TN 37076

(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 Richard W. Wooten 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 7th day of March, 2005.

Household Financial Center, Inc.

By: _____

Maria L. Ortega
Asst. Vice President

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 AVP respectively of the Household Financial Center, Inc., the within named bargainor, a corporation, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2005.

Commission expires:

E. P. DEVEREAUX
COMM. #1447374
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXPIRES OCT. 26, 2007

Notary Public

RETURN TO:

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