Davidson County DEEDWARR
Recvd: 03/17/05 15:29 2 pgs
Fees:13.00 Taxes:421.43

20050317-0029696

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $113,900.00

Subscribed and sworn to before me, this 4th day of March, 2005.

Affiant

Notary Public

My Commission Expires: 9-24-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Richard O. Agbigor 4958 Barelle Drive Antioch, Tennessee 37013 MAP & PARCEL NO. 162-03-0/240.00	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Household MTG Funding Corp III,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Richard O. Agbigor, a single man

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 31 on the Plan on Haywood Hills Subdivision, Section 1, as of record in Book 4460, Page 156, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Household MTG Funding Corp III by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C. as Substitute Trustee, dated December 16, 2004, and filed of record on January 4, 2005, in Instrument No. 20050104-0000867, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *4958 Barelle Drive Antioch, Tennessee 37013*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 OUR HANDS THIS 2nd DAY OF MARCH, 2005.

Household MTG Funding Corp, III

by: Ashraf R. Ibrahim
Asst. Vice President

STATE OF CALIFORNIA
COUNTY OF ~~SAN DIEGO~~ Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ASHRAF R. IBRAHIM, who, upon oath, acknowledged him/herself to be the Asst. Vice President of Household MTG Funding Corp III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Household MTG Funding Corp III executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 2nd day of March, 2005.

My Commission Expires: 2/21/08

HILLARY J. COURON
COMM. #1471396
Notary Public · California
Riverside County
My Comm. Expires Feb. 21, 2008

Hillary J. Couron
Notary Public

SPECIAL WARRANTY DEED