SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/05 09:18 2 pgs
Fees:13.00 Taxes:406.63

20050516-0054654

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

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

F-2681

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Hodges	Long Beach Mortgage Company	028-00-0-131.00
(NAME)	(NAME)	
1125 Westchester Dr.	320 Interstate North Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Atlanta GA 30339	
(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, Mortgage Electronic Registration Systems, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Richard Hodges,
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:

Being a portion of the Benjamin R. Pulley Property located in the 14th Civil District, Davidson County, Tennessee; and tract land improvements property being described in Book 5004, Page 534, Register's Office, survey made by John Kohl & Co., dated March 22, 1985, described as follows:

Beginning at an iron pin on the North margin of Ridge Road and the original S. E. corner of the Pulley thirty acre tract thence; leaving the Road N 4 deg. 45 min. E (generally with an old established fence line and a row of trees) (and crossing a hollow) 798.0 feet to an iron pin, and an iron water pipe 3 feet high on the North hillside and approximately 5 feet East of fence line thence; N 82 deg. 30 min. W. (with an established fence line generally) 315.0 feet to an iron pin driven into the root of a 15" sugar tree in fence line on the North side of hollow thence; leaving the fence line and crossing the hollows and dag. 45 min. X 900.0 feet with a marked line iron pin driven on line one in edge of clearing the other in woods to an iron pin on the North margin of Ridge Road thence; with the North margin of Ridge Road N 68 deg. 30 min. X 150.0 feet to an iron pin approximately 3 feet East of corner fence post the point of beginning.

Being all of the same property conveyed to Mortgage Electronic Registration Systems, Inc. by Substitute Trustee's deed dated November 18th 2004 of record in 20050222-0018942, 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 5070 Ridge Road, Joelton, TN 37080

(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 Hodges and his/her/their assigns, forever.

Said Mortgage Electronic Registration Systems, 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 Mortgage Electronic Registration Systems, Inc., has executed this deed this 12th day of May, 2005.

Mortgage Electronic Registration Systems, Inc.

By: _____

Maria I. 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 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 Mortgage Electronic Registration Systems, Inc., the within named bargainor, a corporation, and ~~that~~ he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2005.

Commission expires:

A. BRUNSWIG
Commission # 1564084
Notary Public - California
Los Angeles County
My Comm. Expires Mar 25, 2009

_____
Notary Public

RETURN TO:

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