SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/05 08:53 2 pg
Fees:13.00 Taxes:262.70

20050523-0057487

KAREN ROSE GONZALEZ NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Heather Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2005.

Karen Rose Gonzalez
Notary Public

MY COMMISSION EXPIRES: 8-16-08

(AFFIX SEAL)

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

F-3040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick W. Sutton	Same	034-05-0-A-072.00-CO
(NAME)	(NAME)	
583 Thomas Jefferson		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 UNTC Sara Joyce Sutton and Ricky Wayne Sutton II, wife and husband 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 Unit No. 72 on the plan of Monticello Manor, as of record in Book 6260, Page 551, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed, dated February 4, 2005, of record in Instrument No. 20050225-0021201, 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 583 Thomas Jefferson, Madison, TN 37115

(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 Rick W. Sutton and Joyce Sutton 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 27th day of April, 2005.

Rica Quickland
as witness Asst. Secretary

Household Financial Center, Inc.

By: Maria I. Ortega

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

Witness my hand and official seal this 27th day of April, 2005.

Commission expires: 3/15/09

CECILIA FRIBERG
Commission # 1560036
Notary Public - California
Los Angeles County
My Comm. Expires Mar 15, 2009

Notary Public

CECILIA FRIBERG
Commission # 1560036
Notary Public - California
Los Angeles County
My Comm. Expires Mar 15, 2009

RETURN TO:

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