Davidson County DEEDWARR
Recvd: 06/09/05 08:38 2 pg
Fees:13.00 Taxes:408.85
20050609-0065807

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of May, 2005 by and between **ABN AMRO MORTGAGE GROUP, INC.**, party of the first part, and LINDA BELL party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson** Tennessee:

Being Unit No. 138 as shown on the Plat of Revised Cumberland Trace, of record in Book 5200, Page 700, in the Register's Office of **Davidson** County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Quit Claim Deed of record in 20050609-0065806, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record, *including Plat Book 5200, Page 700; Easements of record in Book 2203 Page 1889; Book 2281, Page 177; Book 6113, Page 475 and Book 4373, Page 83; Declaration of Covenants, Conditions and Restrictions of record in Book 6218, Page 528; Conveyance of Common Areas of record in Book 6218, Page 525; Ingress/Egress Easements of record in Book 4215, Page 423; Book 635, Page 618 and Book 1126, Page 461; Roadway Easement of record in Book 1878, Page 164; Book 2753, Page 60; and Book 3571, Page 194; and By-Laws of record in Book 6218, Page 563 as amended at Instrument No. 20040405-0038158*, in the Register's Office of **Davidson** County, Tennessee; property taxes for the year 2005 are not yet due and payable; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

ABN AMRO MORTGAGE GROUP, INC.
By: Fidelity National Asset Management Solutions

By: _____

Printed Name: Aviva J. Bush, Vice President

Title: _____

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared, **Aviva I. Bush, Vice President**, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the _____ of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **ABN AMRO MORTGAGE GROUP. INC.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **ABN AMRO MORTGAGE GROUP. INC.**

WITNESS my hand, at office, this 18 day of May, 2005.

Adrianne Jaure
Notary Public

Commission Expiration: October 5, 2008

ADRIANNE JAURE
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF13158

PROPERTY ADDRESS:
138 Cumberland Trace
Nashville, TN 37214

PARCEL ID NUMBER: 073-16-0-A-138.00-CO

PROPERTY OWNER:
Linda Bell
138 Cumberland Trace
Nashville TN 37214

MAIL TAX BILLS TO:
New Owner

COUNTY OF Sumner
STATE OF TN

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT=S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 110,500, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

J Kaye Clark
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF June, 2005.

Teresa Strickland
NOTARY PUBLIC

COMMISSION EXPIRATION: 1/17/2007

TERESA STRICKLAND
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

This Deed is prepared from information provided by Chicago Title Insurance Company.
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