SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

John J. Wanger Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2005.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08
(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/16/05 13:54 2 pg
Fees:13.00 Taxes:212.75

20050616-0069185

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

F-2777

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Witherspoon Sr.	John D. Witherspoon, Sr.	101-00-0-194.00
(NAME)	(NAME)	
6729 River Road	3625 Woodmont Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(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 John D. Witherspoon Sr., MARRIED 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 tract of land as shown on Property Map 101, Assessor's Office, in Davidson County, Nashville Tennessee, bounded in general by River Road on the West, Charles F. Langley on the North; Nan B. Dugger on the East and Jeffrey Wayne Patton on the South, being Tract 1 of the M.D. Holmes Subdivision (unrecorded), surveyed by S.H. Hutchinson and dated 03-09-55 and more particularly described as follows:

Beginning at an iron pin set on the East margin of River Road (25' from the center) in Charles F. Langley's South line (ref. Deed Book 1344, Page 43 R.O.D.C.) located S 18 deg 06' 54" W 287.44 feet from the centerline intersection of Gower Road and River Road; thence leaving River Road and with Langley's South line S 59 deg. 20' 32" E. 218.37 feet to a 64" hackberry in Nan B. Dugger's West fence line (ref. Deed Book 7012, Page 312 R.O.D.C.): thence leaving Langley and with Dugger's West line S 02 deg. 34' 04" W. 92.00 feet to an iron pin set, the Northeast corner to M.D. Holmes Subdivision (unrecorded) Tract 2 as surveyed by S.H. Hutchinson dated 03-09-55; thence leaving Dugger and with Tract 2's North line N. 63 deg. 55' 56" W 249.08 feet to an iron pin set on a joint drive on the East margin of River Road; thence leaving Tract 2 and with the margin of River Road N. 23 deg. 06' 17" E. 101.98 feet to the point of beginning, according to a survey by Randolph L. Chapdelaine RLS #14447111-B Sweetgum Road SW, Fairview TN, dated March 31, 1999.

The above described tract is subject to a joint driveway reciprocal easement, all easements, restrictions, covenants of record in Deed Book 2392, Page 389, Register's Office for Davidson County, Tennessee.

NOTE: The Substitute Trustee's Deed of record in Instrument NO. 20040916-0111729 erroneously failed to designate all the numbers in the various calls. This legal description was taken from the foreclosed Deed of Trust of record in Instrument No. 20020605-0068056 and the Quitclaim Deed of record in Book 11559, Page 377.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed dated September 2, 2004, of record in Instrument No. 20040916-0111729, 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 6729 River Road, Nashville, TN 37209
(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 John D. Witherspoon Sr. 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 12th day of April, 2005.

Household Financial Center, Inc. BY Residential Funding Corporation, Attorney in Fact

BY: Maria I. Ortega
Asst. Vice President

Mary Popoff
Asst. Secretary
as witness

as witness
Cecilia Friberg

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

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Maria I. Ortega, known to me or satisfactorily proven (~~on the basis of satisfactory evidence~~) to be and acknowledges ~~him~~/herself to be the A.V.P of Residential Funding Corporation, the Attorney in Fact of said Household Financial Center, Inc., the within named bargainor, and that ~~he~~/she as such A.V.P, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that ~~he~~/she execute the same by Limited Power of Attorney of record in Instrument Number _____ of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 12 day of April, 2005

Notary Public

My Commission Expires: 3/15/09

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