SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/05 15:18 2 pg:
Fees:13.00 Taxes:399.60

20050706-0077701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-11-09

(AFFIX SEAL)

TIANA MASON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
MORRIS|HARDWICK|SCHNEIDER, 2401 Lake Park Drive, Suite 150, Smyrna, GA 30080 (770) 437-4060

PROPERTY ADDRESS & NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA A. BOND	SAME	012-000-142.00
(NAME)	(NAME)	
8127 OLD SPRINGFIELD HWY		
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, HOUSEHOLD FINANCIAL CENTER INC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, JOSHUA A. BOND _____, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND LYING IN THE 10TH DISTRICT OF DAVIDSON COUNTY, IN THE STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE IN THE CENTERLINE OF THE OLD NASHVILLE-SPRINGFIELD PIKE AT THE COMMON CORNER OF H.W. EVERETT PROPERTY OF RECORD IN BOOK 1734, PAGE 611, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID CENTERLINE OF SAID PIKE, S 28 DEGREES 30'E, 150.00 FEET TO A POINT; THENCE LEAVING ROAD, S 76 DEGREES 30'W, 742.8 FEET TO APPOINT IN THE NORTHERLY RIGHT OF WAY LINE AT THE L & W RAILROAD; THENCE WITH SAID RAILROAD RIGHT-OF-WAY, N 62 DEGREES 00'W, 226.37 FEET TO AN IRON PIN, BEING THE NORTHWEST CORNER OF THIS TRACT AND CORNER TO SAID H.W. EVERETT; THENCE WITH A FENCE LINE, N 76 DEGREES 30'E, 873.5 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES, MORE OR LESS.

THE ACREAGE INDICATED IN THIS LEGAL DESCRIPTION IS SOLELY FOR THE PURPOSES OF IDENTIFYING SAID TRACT AND IS NOT TO BE CONSTRUED AS TO INSURING THE QUANTITY OF LAND.

Being the same property conveyed to Grantors herein by Substitute Trustee's Deed of record in Instrument #20050503-0049337, in the Register's Office of Davison County, Tennessee.

This conveyance is made subject to 2005 Davidson County Taxes not yet due or payable.

unimproved
This is improved x property, known as 8172 Old Springfield Highway, Goodlettsville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 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 claiming by, through or under Grantor. 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 14 day of June, 2005.

Witness

HOUSEHOLD FINANCIAL CENTER INC
Maria I. Ortega
Asst. Vice President

STATE OF California COUNTY OF Los Angeles

Personally appeared before me, Undersigned, Notary Public, Maria I. Ortega, in his/her capacity as AVP of HOUSEHOLD FINANCIAL CENTER INC, with whom I am personally acquainted ~~(or proved to me on the basis of satisfactory evidence)~~, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that he/she is the AVP of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 14 day of June, 2005.

Commission expires: 4/29/2009

Notary Public

RICA STRICKLAND
Commission # 1574108
Notary Public - California
Los Angeles County
My Comm. Expires Apr 29, 2009