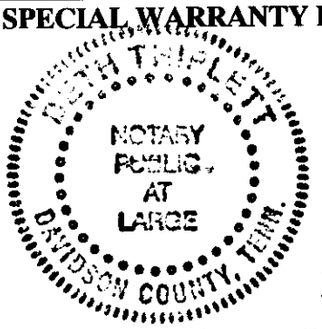
Box 13 #9747

# SPECIAL WARRANTY DEED




My Commission Expires MAY 29, 2008

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .5/28/2006
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Melinda Kelchner | Melinda Kelchner | 148-14-220 |
| (NAME) P.O. Box 575 | (NAME) P.O. Box 575 | |
| (ADDRESS) LaVergne, Tn 37086 | (ADDRESS) LaVergne, TN 37086 | |
| (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, WE, American General Financial Services, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melinda Kelchner, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Haywood Forest Section Three Subdivision of record in Plat Book 5200, Page 245, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to American General Financial Services, Inc., by deed of record in Instrument No. 20050118-0006206, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 100 Colemont Drive, A.K.A. 4720 Colemont Place, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Davidson County DEEDWARR
Recvd: 05/06/05 14:13 2 pgs
Fees:13.00 Taxes:296.00
[redacted]
20050506-0051483

PICK-UP

RE-RECORD

Davidson County DEEDWARR
Recvd: 07/27/05 10:01 2 pgs
Fees:12.00 Taxes:0.00
20050727-0087374

RERECORD TO CORRECT NOTARY

Witness my hand this 6th day of May, 2005.

Mary Engelhardt

Debra Jean

American General Financial Services, Inc.

By: Michael D Williams

Asst Vice President

STATE OF Indiana

COUNTY OF Vanderburgh

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Michael D Williams with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Asst Vice Pres of the AMERICAN GENERAL Financial Services, INC. a corporation, and that he as such Asst Vice Pres executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Asst Vice President

Witness my hand and official seal at Vanderburgh, Indiana this.

Commission expires: 3-31-12

Deborah L Goff

Deborah L Goff Notary Public

SEAL

DEBORAH L. GOFF
Resident of Vanderburgh County, IN
Commission Expires: March 31, 2012

MAY. 2. 2005 9:23AM ADVANTAGE TITLE 615-777-2015 NO. 8734 P. 6/6
05/02/2005 10:23:07 AM Server: AGFRFRM17 JID: 1125373 Pages: 6