NASHVILLE, TN 37203
3310 WEST END AVE.
BANKERS TITLE & ESCROW CORP.
PREPARED BY:
RETURN TO:

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RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

# *SPECIAL*
## WARRANTY DEED

**THIS INDENTURE**, made and entered into this 8th day of July, 2005 by and between **Household Financial Center, Inc.**, party of the first part, and DOUGLAS ROBERSON 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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Subdivision of Lots 7, 8, 9 and 10 and part of 6, 11, 12 and 13 on the Plan of Cumberland Nurseries Plan of record in Plat Book 332, Page 36, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record in Instrument No. 20050509-0051688, 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 in Plat Book 332, Page 332, in the Register's Office of **Davidson** County, Tennessee; year 2005 property taxes 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.

Davidson County DEEDWARR
Recvd: 07/29/05 12:24 2 pgs
Fees:13.00 Taxes:328.93
20050729-0088949

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

**Household Financial Center, Inc.**
**By: Fidelity National Asset Management Solutions, Its Attorney-in-Fact**

By:
Printed Name:
Title: Aviva I. Bush, Vice President

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared_____ **Aviva J. 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 **Household Financial Center, 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 **Household Financial Center, Inc.**

**WITNESS** my hand, at office, this 20 day of July, 2005.

Adrianne Jaure
Notary Public

ADRIANNE JAURE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Oct.15, 2008

Commission Expiration:_____

**PREPARED BY:**
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF13639

**PROPERTY ADDRESS:**
2304 Foster Avenue
Nashville, TN 37210

**PARCEL ID NUMBER**: 119-01-0-411.00

**PROPERTY OWNER AND ADDRESS:**
DOUGLAS ROBERSON
2304 FOSTER AVE
NASHVILLE TN 37210

**MAIL TAX BILLS TO:**
COUNTRYWIDE
PO BOX 660694
DALLAS TX 75266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $ 88,900.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 28 DAY OF July, 2005.

NOTARY PUBLIC

COMMISSION EXPIRATION: 1-26-07

NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE

This deed is prepared with information provided byChicago Title Insurance Company
F:\USERS\CHRIS\Household Docs\HFCenter.SWD.foster.Davidson Co.wpd