# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/05 09:08 2 pgs
Fees:13.00 Taxes:508.75

20051028-0130207

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/14/09
(AFFIX SEAL)

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

f-2682

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary Rose | Same | 008-00-0-186.00 |
| (NAME) | (NAME) | |
| 660 Grayland Dr | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (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 Gary Rose, and wife, Mary S. Rose

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:

Beginning at an iron pin at the southwest corner of the Horace H. Raines property (Book 3369, Page 529, Register's Office for Davidson County, Tennessee), said point begin the East right of way of Whites Creek Pike (U.S. Highway 431); thence along the South line of Raines North 32 degrees 03 minutes 27 seconds East a distance of 204.40 feet to an iron pin; thence continuing with Raines South line North 62 degrees 35 minutes 11 seconds East a distance of 700.00 feet to an iron pin; thence leaving Raines South 29 degrees 27 minutes 59 seconds East a distance of 258.92 feet to an iron pin; thence South 62 degrees 35 minutes 11seconds West a distance of 880.00 feet to an iron pin in the East right of way of Whites Creek Pike (U.S. Highway 431); thence along said right of way along a curve to the left with a radius of 1,989.51 feet for a distance of 155.06 feet to the point of beginning, according to survey by Earl R. Mayo, Registered Land Surveyor No. 1339, dated August 16, 1989.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed dated November 18, 2004, of record as Instrument No. 20050222-0019276, Register's Office for Davidson County Trustee.

corrected : 20051028-0130206

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 7780 Whites Creek Pike, Joelton, TN 37082

(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 Gary Rose 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 21th day of October, 2005.

Household Financial Center, Inc.

By: _____

Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria I. Ortega Asst. Vice President with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Maria I. Ortega Asst. Vice President respectively of the Household Financial Center, Inc., the within named bargainor, a corporation, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2005.

Commission expires: 5/22/2009

Notary Public

PASCUAL L. CASTILLO
Commission # 1581402
Notary Public - California
Los Angeles County
My Comm. Expires May 22, 2009

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027