Davidson County DEEDWARR
Recvd: 03/09/06 11:00 2 pgs
Fees:13.00 Taxes:236.43

20060309-0027531

SPECIAL WARRANTY DEED

McCurdy & Candler, L.L.C.
250 E. Ponce de Leon Ave, Ste 600
Decatur, GA 30030
Ph. (404)-373-1612
Fax: (404)-373-2471

STATE OF GEORGIA
COUNTY OF DeKalb

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93, 900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/27/06

Notary Public

JILL M. BRANICKA
Notary Public, Gwinnett County, Georgia
My Commission Expires July 9, 2008

MY COMMISSION EXPIRES :
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
McCurdy & Candler, L.L.C., 250 E. Ponce de Leon Ave, Ste 600, Decatur, GA 30030

Address New Owner(s) as follows: Mary Spencer	Send Tax Bills To: SAME	MAP-PARCEL NUMBERS 030-00-0-118.00
(Name) 4747 White Creek Pike	(Name) SAME	
(Address) Whites Creek, TN 37189	(Address) SAME	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONTRIBUTIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Centex Home Equity Company, LLC HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY SPENCER, unmarried , 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:

Situated in the 14th, formerly 24th Civil District of Davidson County, Tennessee on the Northeast side of the White's Creek, described as follows:

Beginning at a stake in the corner of said pike 75 ½ poles in a northwestwardly course from the end of the rock walls, W S Whiteman's corner; thence north 46 deg. East passing a stone at 2 poles in all, 12 poles to a stone with elm street gum and hackberry pointers; thence north 44 deg. West 13 1/3 poles to a stone with 3 elm pointers; thence south 46 deg. West 12 poles to the center of said pike; thence with said pike, south 44 deg. East 13 1/3 poles to the beginning.

BEING THE SAME PROPERTY CONVEYED TO CENTEX HOME EQUITY COMPANY, LLC BY DEED FROM VALERIE ANN SPICER, AS SUBSTITUE TRUSTEE, DATED 4/8/03, PF RECORD IN INSTRUMENT # 200304230054889, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ___
This is Improved X property known as 4747 Whites Creek Pike, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City 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 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 and none other whomsoever. Whatever 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/my hands this 24, February 2006

CENTEX HOME EQUITY COMPANY, LLC

Terrell S Jones Assistant Vice President

By

Terrell S Jones, Assistant Vice President
Print Name/Title

Attest

Jim Owen RE Manager
Print Name/Title

Title

STATE OF Texas

COUNTY OF Denton

Before me, the undersigned Notary Public in and for said County in said State, personally appeared Terrell S Jones and Jim Owen with whom I am personally acquainted and who upon oath acknowledge themselves to be the Assistant Vice President and Jim Owen respectively of CENTEX HOME EQUITY COMPANY, LLC the within named bargainor, a corporation, and they, as such Assistant Vice President and REO Manger, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Terrell S Jones, Assistant Vice President attesting the same by Jim Owen, REO Manager.

Witness my hand and official seal at office, this the 24th day of February, 2006

Commission expires:

BRETT CRANFORD
Notary Public, State of Texas
My Commission Expires
March 06, 2008

Notary Public

L:\LIT\Woody Clark\SPECIAL WARRANTY DEED.doc