SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Katina Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF FEBRUARY, 2006.

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/09/06 13:22 2 pgs
Fees:13.00 Taxes:1087.80

20060309-0027651

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee
7100 Executive Center Drive
Brentwood, TN 37027

K1-0628

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence S. Anderson (NAME)	Same (NAME)	022-00-0 169.00
5327 Swindle Rd. (ADDRESS)	5327 Swindle Rd. (ADDRESS)	
Whites Creek TN 37189 (CITY) (STATE) (ZIP)	Whites Creek TN 37189 (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, Centex Home Equity Company, LLC SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO ~~C.S. Anderson~~ Clarence S. Anderson and Elizabeth J. Anderson as Trustees of the C.S.and Elizabeth J.Anderson Family Living Trust dated* 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:

*November 16, 1991

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1: Beginning at a concrete monument in the intersection of the easterly margin of Whites Creek Pike and the northerly margin of a 50 foot right-of-way known as Swindle Road; thence with the north margin of Swindle Road, North 58 degrees East 242 feet to a monument around a curve to the left having a radius of 861 feet, a distance of 198.74 feet to an iron pin and North 45 degrees 07 minutes 20 seconds East 138.64 feet to an iron pin, the beginning point and the southwest corner of the property herein conveyed; thence North 32 degrees West passing through an iron pin at 150 feet in all 499.35 feet to an iron pin; thence North 45 degrees 07 minutes 20 seconds East 232 feet to an iron pin; thence South 34 degrees 42 minutes 30 seconds East 435.06 feet to an iron pin in the north margin of Swindle Road; thence with the north margin of said road around a curve to the right having a radius of 721.68 feet to a monument and South 45 degrees 07 minutes 20 seconds West 140.32 feet to the beginning, according to a survey of M & K, Inc.

Tract 2: Beginning at an iron pin in the north margin of Swindle Road, the same being the southeast corner of the tract described above and the southwest corner of the tract herein described; thence with the east line of the tract described above, North 34 degrees 42 minutes 30 seconds West 435.06 feet to an iron pin; thence North 45 degrees 07 minutes 20 seconds East 276.83 feet to an iron pin; thence South 33 degrees 56 minutes 48 seconds East 183.32 feet to an iron pin; thence South 64 degrees 21 minutes 21 seconds East 122.45 feet to an iron pin in the north margin of said Road; thence with the margin of said road around a curve to the right having a radius of 295.8 feet to a monument; thence South 29 degrees 51 minutes 58 seconds West 153.32 feet to a monument and around a curve to the right having a radius of 721.68 feet to the beginning, according to a survey of M & K, Inc.

BEING the same property conveyed to Centex Home Equity Company, LLC by Trustee's Deed from Christopher L. Palmer, Successor Trustee, dated November 15, 2005, recorded November 18, 2005, of record in Instrument No. 20051118-0139803, in the Register's Office for Davidson County, Tennessee.

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 5327 Swindle Rd., Whites Creek, TN 37189
(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 C.S. Anderson and his/her/their assigns, forever.

Said Centex Home Equity Company, LLC, 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 Centex Home Equity Company, LLC, has executed this deed this 10th day of February, 2006.

Centex Home Equity Company, LLC

By: _____

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, *James Owen 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 respectively *REO Manager of the Centex Home Equity Company, LLC, the within named bargainor, a corporation, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2006.

Commission expires:

_____
Notary Public

CORY JEMAR ANDERSON
Notary Public, State of Texas
My Commission Expires
September 30, 2009

RETURN TO:

Resource Title Agency of Tennessee