Davidson County DEEDWARR
Recvd: 05/16/06 10:00 2 pgs
Fees:13.00 Taxes:314.13
20060516-0057202

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$84,000.00~~

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCISCO A. CRUZ, ET UX	Market Street Mortgage	**052-01-0-103.00**
(NAME)	(NAME)	
327 NEELYS BEND ROAD	2650 McCormick Dr. #200	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	Clearwater FL 33759	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN 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, EQUITY TRUST COMPANY CUSTODIAN FBO VIRGINIA N. PITTS IRA,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCISCO A. CRUZ AND WIFE, CORINA ZAVALA,** 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. 17 of Block (A) of Crittenden Estates Subdivision of Plat, which is of record in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Equity Trust Company Custodian FBO Virginia N. Pitts IRA from US Bank National Association, as Trustee for Credit Suisse First Boston Heat 2004-4 by deed of record in Instrument #20051114-0136806, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 974, page 69, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **327 NEELYS BEND ROAD, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or 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 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 the 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 said GRANTORS, but not otherwise. Wherever 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 my hand this 22 day of March, 2006.

EQUITY TRUST COMPANY CUSTODIAN
FBO VIRGINIA N. PITTS

By: **Leonard J. Gibel**

STATE OF Ohio
COUNTY OF Lorain

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Leonard Gibel, 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 Corp.Alt.Signer of **EQUITY TRUST COMPANY CUSTODIAN FBO VIRGINIA N. PITTS IRA,** the within-named bargainor, a Corporation and that he/she as such Corp.alt.signer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **EQUITY TRUST COMPANY CUSTODIAN FBO VIRGINIA N. PITTS IRA,** by himself/herself as such Corp.Alt.signed.

Witness my hand and official seal at office this 22 day of March, 2006.

Dawn Reichlin
Notary Public

My commission expires: May 31, 2010.

NOTARIAL SEAL

DAWN REICHLIN
Notary Public
In and for the State of Ohio
My Commission Expires
May 31, 2010