SPECIAL WARRANTY DEED

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Paula Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2006.

Francine K Johnson
Notary Public

MY COMMISSION EXPIRES: 5-30-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee
3310 Gallatin Pike
Nashville, TN 37216

RT-0862

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin D. Patton	Melvin D. Patton	043-05-0 149.00
(NAME) 224 Roosevelt Avenue	(NAME) 2701 Brunswick Dr	
(ADDRESS) Madison TN 37115	(ADDRESS) Nashville, TN 37207	
(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 Melvin D. Patton, a single male

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:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Block B on the Map of Kennaston Estates Subdivision, as shown on plat of record in Plat Book 843, Page 83, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated 02/23/2006, recorded 03/08/2006, of record in Instrument No. 20060308-0026669, 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 224 Roosevelt Avenue, Madison, TN 37115
(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 Melvin D. Patton 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 2 day of June, 2006.

Household Financial Center, Inc.

By: Marla I. Ortega

Marla I. Ortega
Asst. Vice President

Davidson County DEEDWARR
Recvd: 07/06/06 10:19 2 pgs
Fees:13.00 Taxes:307.10

20060706-0080667

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 I. Ort... 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 AVP Pro... 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 2 day of June, 2006.

Commission expires: 4/29/2009

RICA STRICKLAND
Commission # 1574108
Notary Public - California
Los Angeles County
My Comm. Expires Apr 29, 2009

Rica Strickland
Notary Public

RETURN TO:

Resource Title Agency of Tennessee

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