Prepared by & Return to:
RESOURCE TITLE AGENCY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216

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 ~~$116,500.00~~ $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~20TH~~ 17th DAY OF July 2006

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of TN, LLC, 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT1083

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Francisco C Vallego			SAME AS NEW OWNER			147-16-0-168.00
(NAME)			(NAME)			
5012 Pearson Place						
(ADDRESS)			(ADDRESS)			
Nashville	TN	37211				
(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, Centex Home Equity Company, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO ~~Francisco C Vallego~~, FRANCISCO CAMPOS-Vallejo + Wife, Laura Pena 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. 66 on the Plan of Tusculum Fields of record in book 2330, Page 16, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Centex Home Equity Company, LLC by Trustee's Deed dated November 1, 2005 of record in Instrument No. 20051103-0133032, 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 5012 Pearson Place (House Number, (Street)) Nashville (City or Town) 37211 (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 Francisco C Vallego, 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 June 20, 2006

Centex Home Equity Company, LLC

By

Davidson County DEEDWARR
Recvd: 07/17/06 14:10 2 pgs
Fees:13.00 Taxes:429.20

20060717-0085778

STATE OF ~~Tennessee~~ TEXAS

COUNTY OF ~~Davidson~~ Denton

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

Witness my hand and official seal this June 20, 2006

Commission expires:

THERESA WINSHIP
Notary Public, State of Texas
My Commission Expires
March 05, 2008

Theresa Winship
Notary Public

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

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