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 $62,000.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2006

Francine K. John
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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

RT0670

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Wieserman Jr. and Cecilia Wieserman	Philip & Cecilia Wieserman	042-08-0-079.00
(NAME)	(NAME)	
242 Nesbitt Lane	P.O. Box 1652	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Mt. Juliet TN 37121-1652	
(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, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Philip Wieserman Jr. and Cecilia Wieserman, husband and wife

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. 55-A, Zone Lot Division of Lot Numbers 1 through 10, 15 through 24, and 51 through 60, Heritage Place, of record in PLat Book 6250, page 632, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate Legal description.

Being the same property conveyed to Terry Ray Fults and wife, Patricia Jean Fults by Cash Deed for Tennessee from Jack F. Kemp, Secretary of Housing and Urban Development of Washington, D.C. dated March 15, 1990 and recorded on March 28, 1990 in Book 8074, Page 838, Register's Office for Davidson County, Ttennessee. Said property being further conveyed to Household Financial Center by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated January 19, 2006, recorded Febuary 7, 2006, of recod in Instrument No. 20060207-0015143, in the Register's Office for Daivdson 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 ☒ property, known as 242 Nesbitt Lane Madison 37115
improved
(House Number, (Street) (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 Philip Wieserman Jr. and Cecilia Wieserman, and his/her/their assigns, forever.

Said Household Financial Center., 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.

Davidson County DEEDWARR
Recvd: 10/26/06 10:10 2 pgs
Fees:13.00 Taxes:229.40

20061026-0132741

IN WITNESS WHEREOF, the said Household Financial Center, has executed this deed this August 21, 2006

Household Financial Center

By _____

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 L. Ortega, 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 A.V.P respectively of the Household Financial Center, the within named bargainor, a corporation, and that he/she as such A.V.P, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this August 21, 2006

Commission expires:

_____
Notary Public

PASCUAL L. CASTILLO
Commission # 1581402
Notary Public - California
Los Angeles County
My Comm. Expires May 22, 2009

RETURN TO:

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

RT0670