File No. 261200500

SPECIAL WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF ~~OKLAHOMA~~ TN
COUNTY OF ~~CLEVELAND~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE.

Notary Public

MY COMMISSION EXPIRES: 12-30-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/08/07 12:59 2 pgs
Fees:13.00 Taxes:140.60
20070108-0003102

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian W. Watson (NAME)	Same (NAME)	MAP/PARCEL 052-02-0-075.00
609 Emily Dr. (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CIT GROUP/CONSUMER FINANCE, INC.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis C. Ellis and Brian W. Watson**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 37, Block D, Revised Map of Rainbow Terrace Subdivision, as of record in Plat Book 843, Page 9 and corrected and revised in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to CIT GROUP/CONSUMER FINANCE, INC. by deed from Betty J. Roberts, unmarried of record in Instrument number 20060614-0070445, Register's Office for said County.

Sanitary Sewer and/or Storm Drainage Easement as shown of record in Deed Book 5124, Page 951, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 643 Carmel Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, his/her/their heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 20 day of December, 2006.

Jennifer Gregory

Kay Kay

CIT GROUP/CONSUMER FINANCE, INC.

By: Darrell Johnson

Darrell Johnson, Vice President

STATE OF OKLAHOMA

COUNTY OF CLEVELAND

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Darrell Johnson with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of CIT GROUP/CONSUMER FINANCE, INC. the within named bargainer, a corporation, and that, Darrell Johnson as such Vice President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Darrell Johnson as such Vice President.

Witness my hand at office this 20 day of December, 2006.

Commission expires:

LaDonna Harvey

Notary Public

LADONNA HARVEY NOTARY PUBLIC #04004887 EXP 5/28/08 IN AND FOR STATE OF OKLAHOMA CLEVELAND COUNTY

File Number: 261200500

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122