Davidson County DEEDWARR
Recvd: 02/13/07 10:52 2 pgs
Fees:13.00 Taxes:296.00
20070213-0018226

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 9TH day of FEBRUARY, 2007 by and between **Household Financial Center, Inc.**, party of the first part, and Jimmy E. Kleinert and Shelly L. Kleinert, husband and wife, as tenants by the entirety party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being part of Lot "D" on the corrected Map of W. P. Ready Subdivision of the Thornton Tract, of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee, and described according to a survey by John Kohl, dated October 19, 1982 as follows: Beginning at an iron pin in the southerly margin of Sarver Avenue, formerly Madison Avenue, at a point 75 feet west of the common corner of Lots D & E, thence South 04 degrees 30 minutes West 230.0 feet to an iron pin; thence south 80 degrees 20 minutes West 60 feet to an iron pin; thence in a northerly direction 232.9 feet to an iron pin in the southerly margin of Sarver Avenue; thence with said avenue in an easterly direction 60 feet to the point of beginning.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20061201-0148372, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines, and Easements and other matters of record, including in Plat Book 332, Page 110, in the Register's Office of **Davidson** County, Tennessee; year 2007 property taxes not yet due and payable; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Household Financial Center, Inc.
By: Fidelity National Asset Management Solutions,
Its Attorney-in-Fact

By:_____
Printed Name: Aviva J. Bush, Vice President
Title:_____

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared_____ (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Aviva J Bush, Vice President A V P of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **Household Financial Center, Inc.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Household Financial Center, Inc.**

WITNESS my hand, at office, this 1 day of Feb., 2007.

Notary Public

Commission Expiration: 6/30/09

ALICIA LEAMON
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF15247

PROPERTY ADDRESS:
308 Sarver Avenue
Madison, TN 37115

PARCEL ID NUMBER: 43-1-128.00

PROPERTY OWNER AND ADDRESS:
Jimmy E. Kleinert JR. and Shelly L. Kleinert
308 Sarver Ave
Madison TN 37115
MAIL TAX BILLS TO:
Bank of America
9000 Southside Blvd.
Bldg. 700, File Receipt Dept.
Jacksonville, TN 32256

STATE OF TENNESSEE
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 80,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Amanda Scott
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF February 2007.

NOTARY PUBLIC

COMMISSION EXPIRATION: 1-22-09

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

This deed is prepared with information provided byChicago Title Insurance Company
F:\USERS\CHRIS\Household Docs\HFCenter.SWD.Sarver.Davidson Co.wpd

Power of Attorney of record in Instrument No. 20041025-0128096, Register' Office for Davidson County, Tennessee