Davidson County DEEDWARR
Recvd: 03/05/07 15:00 2 pgs
Fees:13.00 Taxes:421.80
20070305-0027073

BOX 13
129666

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of February, 2007 by and between **Household Financial Center, Inc.**, party of the first part, and Marshallee McGowan, unmarried 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:

Lot 750, Plan of Edge-O-Lake Estates, Section 17, as shown on plat of record in Plat Book 4460, Page 44, in the Register's Office of Davidson County, Tennessee, to which p l a t reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record in Instrument No. 20061205-0149812, 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 4460, Page 44 and Restrictions, Limitations and Covenants of record in Book 4549, Page 802, 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: _____
Title: _____
Aviva J. Bush, Vice President

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared _____ AVIVA J. Bush, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President 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 21st day of Feb, 2007

Notary Public

TEBBIE M. KRAMER
NOTARY PUBLIC
STATE OF COLORADO
My Commision Expires 7/12/2008

Commission Expiration: _____

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF15248

PROPERTY ADDRESS:
2847 Desplane Drive
Nashville, TN 37217

PARCEL ID NUMBER: 15001026300

PROPERTY OWNER AND ADDRESS:
Marshallee McGowan
2847 Desplane Drive
Nashville TN 37217

MAIL TAX BILLS TO:
Freedom Mortgage Corporation
400 Interstate N. Parkway Ste 580
Atlanta GA 30339

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 $ 114,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF Feb, 2007.

NOTARY PUBLIC

Heidi Jo Clayton
Notary Public
My Comm. Exp. 6/7/2008
State of TENNESSEE
Davidson County

COMMISSION EXPIRATION: 72809

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