SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/02/07 13:30 2 pgs
Fees:13.00 Taxes:188.46
20070402-0038998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,934.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2007

Notary Public

MY COMMISSION EXPIRES: 1-22-07

(AFFIX SEAL)

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

RT2886

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie M Williams and Sheila F Tidwell	Connie Williams	11902012700
(NAME) 105 1/2 Evelyn Drive	P O Box 291985	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210 (CITY) (STATE) (ZIP)	Nashville TN 37229 (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, EquiCredit Corporation of America sbm NationsCredit Financial Services Corporation sbm EquiCredit Corporation of Georgia, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Connie M Williams and Sheila F Tidwell, as joint tenants with the right of survivorship, 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:

Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the map of the re-subdivision of certain lots in Cumberland Nurseries Plan, as of record in Book 332, Page 56, Register's Office for said county.

Being the same property conveyed to EquiCredit Corporation of America sbm NationsCredit Financial Services Corporation sbm EquiCredit Corporation of Georgia by Substitute Trustee's Deed from Mantenn, LLC in its capacity as Substitute Trustee dated January 19, 2007, and recorded January 22, 2007 in Instrument Number 20070122-0008582, and re-recorded February 16, 2007, in Instrument Number 20070216-0019605, 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 105 1/2 Evelyn Drive Nashville 37210
(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 Connie M Williams and Sheila F Tidwell, and his/her/their assigns, forever.

Said EquiCredit Corporation of America sbm NationsCredit Financial Services Corporation sbm EquiCredit Corporation of Georgia., 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 EquiCredit Corporation of America sbm NationsCredit Financial Services Corporation sbm EquiCredit Corporation of Georgia., has executed this deed this 27th day of March, 2007

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

EquiCredit Corporation of America sbm NationsCredit Financial Services Corporation sbm EquiCredit Corporation of Georgia by Select Portfolio Servicing Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact

By CHERYL E. KRUEGER, DOC. CONTROL OFFICER

STATE OF UTAH

COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared CHERYL E. KRUEGER, DOC. CONTROL OFFICER known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Doc Control Officer of Select Portfolio Servicing Inc., f/k/a Fairbanks Capital Corp., the Attorney in Fact of said EquiCredit Corporation of America sbm NationsCredit Financial Services Corporation sbm EquiCredit Corporation of Georgia., the within named bargainor, and that he/she as such Doc Control Officer, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 200503090026324 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 27th day of March, 2007

Notary Public

My Commission expires: _____

NOTARY PUBLIC
DEBRA REILLY
3815 So. West Temple
Salt Lake City, Utah 84115
My Commission Expires
January 24, 2010
STATE OF UTAH

RETURN TO:

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

RT2886