SPECIAL WARRANTY DEED

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/15/07 10:53 2 pgs
Fees:13.00 Taxes:358.90

20070515-0057997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2007

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

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

RT1948

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Rigueur	HomeComings Financial	072-15-0 034.00
(NAME)	(NAME)	
2609 Pennington Avenue	One Meridian Crossing	
(ADDRESS)	(ADDRESS)	Loan # 047-30505-5
Nashville TN 37216	Ste. 100 Minneapolis MN 55423	
(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, Mortgage Electronic Registration Systems, as nominee for Decision One Mortgage Company, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO John Rigueur, a single person , 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:

Being Lot No. 6 on the plan of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said Lot No. 6 fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines 150 feet to an alley on which it measures 50 feet.

Being the same property conveyed to HomeComings Financial Network, Inc. by Trustee's Deed from Aaron Squyres as Successor Trustee and Karyn Tierney as Co-Trustee dated May 18, 2006 and recorded May 26, 2006 in Instrument Number 20060526-0061966, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mortgage Electronic Registration Systems, as nominee for Decision One Mortgage Company by QuitClaim Deed from HomeComings Financial Network, Inc.,, dated February 26, 2007, recorded March 12, 2007, of record in Instrument No. 20070312-0030349, Register's Office, 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 2609 Pennington Avenue Nashville 37216
(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 John Rigueur, and his/her/their assigns, forever.

Said Mortgage Electronic Registration Systems, as nominee for Decision One Mortgage Company., 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 Mortgage Electronic Registration Systems, as nominee for Decision One Mortgage Company., has executed this deed this March 15, 2007

Mortgage Electronic Registration Systems, as nominee for
Decision One Mortgage Company

By Dana M. Hoppus
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dana M. Hoppus Asst. Vice President, 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 Mortgage Electronic Registration Systems, as nominee for Decision One Mortgage Company, 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 March 15, 2007

Commission expires:

Notary Public

E. P. ROMAN
COMM. #1447374
Notary Public - California
Los Angeles County
My Comm Expires Oct. 26, 2007

NRO1 NRO1

RETURN TO:

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

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