RECORD & RETURN TO:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC.
ATTORNEYS AT LAW
6489 Quail Hollow, Suite 100
Memphis, TN 38120

# *SPECIAL*
## WARRANTY DEED

**THIS INDENTURE**, made and entered into this 11th day of May, 2007 by and between **Household Financial Center, Inc.**, party of the first part, and **Keshia Tucker** 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 390, Section 3, Highlands of Tulip Grove Subdivision, as shown on plat of record in Plat Book 4675, Page 140, in the Register's Office of Davidson County, Tennessee, to which 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. ~~20070220-0020327~~ *20070220-0020327 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 all other matters of record, including Plat Book 4675, Page 140 and Restrictive Covenants of record in Book 4849, Page 767 amended in Book 5020, Page 58; Book 5028, Page 357; Book 5545, Page 321 and Book 6017, Page 179; all in the Register's Office of **Davidson** County, Tennessee; current year property taxes; 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.

Davidson County DEEDWARR
Recvd: 05/23/07 10:40 2 pgs
Fees:13.00 Taxes:444.00

20070523-0061503

**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, Vice President**, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the 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 10 day of May, 2007

ALICIA LEAMON
Notary Public
State of Colorado

Notary Public

Commission Expiration: 6/30/09

**PREPARED BY:**
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF15439

**PROPERTY ADDRESS:**
504 Dutchman Drive
Hermitage, TN 37076

**PARCEL ID NUMBER**: 075-11-0-081.00

**PROPERTY OWNER AND ADDRESS:**
KESHIA TUCKER
504 DUTCHMANS DRIVE
HERMITAGE, TN 37076
**MAIL TAX BILLS TO:**
GMAC MORTGAGE, LLC
P. O. BOX 4025
CORAOPOLIS, PA 15108-6942

STATE OF TENNESSEE
COUNTY OF SHELBY

**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 $ 120,000.00 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 14TH DAY OF MAY, 2007

NOTARY PUBLIC

COMMISSION EXPIRATION: 3-18-09

PHYLLIS W. FREDERICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

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