SPECIAL WARRANTY DEED

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/27/07 10:07 2 pgs
Fees:13.00 Taxes:195.73

20070627-0076639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2007

Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

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

RT3490

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarrod D. Curcio and Terri Curcio	BarCorpSouth Bank	059-16-0 031.00
(NAME)	(NAME)	
2501 1/2 White Creek Pk	P O Box 4360	
(ADDRESS)	(ADDRESS)	Loan # 1610040518O
Nashville TN 37207	Tupelo MS 38803-4360	
(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, NationsCredit Financial Services Corporation, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jarrod D. Curcio and wife, Terri Curcio, as tenants by the entirety, 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. 14 on the Map of Haynes Cleveland Plan as of record in Book 161, page 35, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thelma L. Northern, unmarried, by Warranty Deed from JAGR Properties Inc. dated July 8, 1999 and recorded July 12, 1999 in Book 11567, Page 876, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NationsCredit Financial Services Corporation by Trustee's Deed from Christopher L. Palmer, as successor trustee, dated April 25, 2007, recorded May 7, 2007, of record in Instrument No. 20070507-0054371, 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 2501 1/2 White Creek Pk Nashville 37207
(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 Jarrod D. Curcio and Terri Curcio, and his/her/their assigns, forever.

Said NationsCredit Financial Services Corporation., 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 NationsCredit Financial Services Corporation., has executed this deed this 13th day of June, 2007

SELECT PORTFOLIO SERVICING, INC Corporate 1989 SEAL UTAH

NationsCredit Financial Services Corporation by Select Portfolio Servicing Inc., fka Fairbanks Capital Corp. as Attorney in Fact

By: Dennis Cook. REO Vice President

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 Dennis Cook REO Vice President 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., fka Fairbanks Capital Corp., the Attorney in Fact of said NationsCredit Financial Services Corporation., 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 200501060002136 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 13th day of June, 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

RT3490