Davidson County DEEDWARR
Recvd: 07/06/07 08:48 2 pgs
Fees:13.00 Taxes:267.14
20070706-0080465

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of June, 2007 by and between **Household Financial Center, Inc.**, party of the first part, and **James Myres** * party of the second part. *an unmarried person

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 39 on The Plan of The Knoll, Section Three, as shown on plat of record in Plat Book 2584, Page 110, in the Register's Office of Davidson County, Tennessee, to which plat 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 at Instrument No. 20070308-0028981, 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 2854, Page 110; Restrictive Covenants in Book 3103, Page 3, 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 Colo
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 8th day of May, 2007.

Notary Public

Commission Expiration: 7/12/2008

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

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF15517

PROPERTY ADDRESS:
813 Bettie Drive
Old Hickory, TN 37138

PARCEL ID NUMBER: 44-9-42.00

PROPERTY OWNER AND ADDRESS:
James Myres
813 Bettie Drive
Old Hickory, TN 37138

MAIL TAX BILLS TO:
James Myres
955 Giant Oaks Dr.
Nashville, TN 37217

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 $ 72,200.00 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 25th DAY OF June, 2007.

NOTARY PUBLIC

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

COMMISSION EXPIRATION: 3-18-09

This deed is prepared with information provided byChicago Title Insurance Company
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