Davidson County DEEDWARR
Recvd: 08/20/07 07:32 3 pgs
Fees:18.00 Taxes:344.10
20070820-0098903

After recording, please return to: 13 87804
Service Link
4000Industrial Blvd
Aliquippa, PA 15001
(Seller loan No. **18943100**)

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 26 day of July, **2007** by and between the **Residential Funding Company, LLC**, party of the first part, and **Charles Appleton and Pamela Appleton, husband and wife**, 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:

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known as Lot No. 5 on the Plan of the Lohr Subdivision of record in Book 4660, Page 199, in the Register's Office of Davidson County, Tennessee.

Being the same property as conveyed from Darin King to Angela M. Jones, unmarried, as described in Deed Instrument 20060525-0061740, Dated 5/18/2006, Recorded 5/15/2006 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to party of the first part by Deed of record in Instrument No. 20070430-0051210 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 he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record 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.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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.

Dem
att

WITNESS the signature of the said party of the first part the day and year first above written.

Residential Funding Company, LLC

By: ✓ Robert Norrell
Printed Name: Sr. Vice ~~Sr. Vice President~~ Robert Norrell
Title: _____

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Robert Norrell, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory of **Residential Funding Company, LLC**, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Residential Funding Company, LLC.**

WITNESS my hand, at office, this 26 day of July, **2007**.

Notary Public

Commission Expiration: February 15, 2011

ERIC RUDOLPHY
MY COMMISSION EXPIRES
FEBRUARY 15, 2011

Prepared By:
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Suite 100
Memphis, Tn 38120
FF14760

Property Address:
4927 Log Cabin Road
Nashville, Tennessee 37216

Tax Parcel ID Number: 61-04-155

Property Owner & Property Address/
Mail Tax Bills To:
Charles Appleton and Pamela Appleton
900 South Wickshire Way
Brentwood, TN 37027

State of PA
County of [illegible]

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 **$93,000.00,** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant Nicholas R Geers

Subscribed and sworn before me this 14th day of Aug., **2007.**

Notary Public

Commission Expiration: 4.17.10

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole M. Yonlisky, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Apr. 17, 2010
Member, Pennsylvania Association of Notaries

This deed is prepared with information provided by the party of the first part without the benefit of a survey, title search or opinion of title pursuant to the parties' request.

H:\SERVICELINK DEEDS\SWD Appleton Charles.wpd