RT8228 RL

BILL GARRETT, Davidson County
Trans: T20090036768 DEEDWARR
Recvd: 06/03/09 12:24 4 pgs
Fees: 23.00 Taxes: 532.80
20090603-0051195

This instrument prepared by:
Fidelity Residential Solutions
4111 South Darlington, Suite 950
Tulsa, OK 74135
600057 6657618
Audra Payton

SPECIAL WARRANTY DEED
(Corporation)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia A Mitchell and Alton Chatman	Same as New Owner	137-13-0-A 091.00 CO
3409 Millbridge Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Monument Street Funding-II, LLC a limited liability company organized and exisiting under the laws of the United States of America have this day bargained and sold, and do hereby transfer and convey unto the said Patricia A Mitchell, A single Woman and Alton Chatman, A single Man

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. * in the Register's Office of Davidson County, Tennessee.

*20081003-0100631

STATE OF Tennessee
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $144,000

Affiant

Subscribed and sworn to before me this the 27TH day of May 2009

Notary Public

My commission expires: 9-3-2012 (Affix Seal)

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 3409 Millbridge Drive, Antioch, TN 37013
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 18th day of February, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MONUMENT STREET FUNDING-II, LLC

By: Monument Street Funding, LLC, its managing member

By: Centurion Funding, Inc., its managing member

By: William T. Fowler
Name: William T. Fowler
Title: Vice President

(Corporate Seal)

STATE OF North Carolina
COUNTY OF Wake

William T Fowler, with whom I am personally acquainted (or proved to me on the V.P. basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the VP of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office, this 18th day of February, 2009.

Cynthia E. Lawrence
Notary Public

My Commission Expires: _____

CYNTHIA E. LAWRENCE
NOTARY PUBLIC
Wake County, North Carolina
My Commission Expires October 3, 2011

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 91, on the Plan of Section One, Peninsula Point, a PUD of record in Plat Book 7900, Page 98, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Victor D. Booker and Sandra F. Tucker by Wrap-Around Installment Deed from Jerry D. Butler dated November 11, 1997 and recorded December 30, 1997 in Book 10737, Page 475, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Monument Street Funding, II, LLC by Substitute Trustee's Deed from Nationwide Trustee Services, Inc. as Substitute Trustee, dated September 25, 2008 and recorded October 3, 2008 in Instrument Number 20081003-0100631, Register's Office for Davidson County, Tennessee.