Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
2003-016

Davidson County DEEDWARR
Recvd: 09/15/00 09:28 3pgs
Fees:15.00 Taxes:125.80

20000915-0091775

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5th day of September, 2000, by KeyBank, U.S.A., N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby grants, conveys and transfers to Stephanie Christian and husband, Van E. Christian, II, Grantees, the following land in Davidson County, Tennessee, to wit:

Being Lot Number 623, Block 106 on the Plan of no. 1, plan of West Nashville, of record in book 57 at page 74, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to KeyBank, U.S.A., N.A., Grantor, by Substitute Trustee's Deed from David L. Mendelson, Substitute Trustee, recorded as Instrument No. 200008020076428, at 11:18 A.M. on May 17, August 2,2000, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 4712 Illinois Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

KeyBank, U.S.A., N.A.

Franklin M. Collins

FRANKLIN M. COLLINS
DESIGNATED SIGNER

by: Franklin M Collins
Signature

its: FRANKLIN M. COLLINS
DESIGNATED SIGNER
Title

ACKNOWLEDGMENT

State of Ohio)
)ss
County of Cuyahoga)

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, Franklin M. Collins, the Designated Signer for KeyBank, U.S.A., N.A., with whom I am personally acquainted (or proved to me by satisfactory evidence) and who acknowledges that he/~~she~~ executed the within instrument for the purposes therein contained, and who further acknowledges that he/~~she~~ is the Designated Signer of KeyBank, U.S.A., N.A. and that he/~~she~~ as such Designated Signer is authorized to sign on behalf of KeyBank, U.S.A., N.A., acting as D. S. for the maker or a constituent of the maker and is maker, to execute this instrument on behalf of the maker.

Witness my hand and seal this 5th day of September, 2000.

Lynn M. Klesch
Notary Public

LYNN M. KLESCH, Notary Public
STATE OF OHIO-Cuyahoga County
My Commission Expires Mar. 18, 2001

My commission expires:

(Seal)

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 $ 34,000 which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Franklin M. Collins

Affiant FRANKLIN M. COLLINS
DESIGNATED SIGNER

Subscribed and sworn to before me this 5th day of September, 2000.

Lynn M. Klesch

Notary Public

My commission expires: LYNN M. KLESCH, Notary Public
STATE OF OHIO-Cuyahoga County
My Commission Expires Mar. 18 20[illegible]

(Seal)

Property owner and party responsible for payment of taxes:

~~Van Christian~~
~~4712 Williams Avenue~~
~~Nashville, TN 37209~~

Van E. Christian, II
2017 Harvington Drive
Franklin, TN 37069

Map No. 91-11-78.00

Return to:

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