28-B

UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF TENNESSEE
CASE NO. 3:99-0554

UNITED STATES OF AMERICA)
)
PLAINTIFF,)
V.)
)
)
$164, 886.96 IN UNITED STATES)
CURRENCY AND COIN; AND)
)
REAL PROPERTY AND)
PREMISES KNOWN AS 3415)
WEST END AVENUE #1101,)
NASHVILLE, DAVIDSON)
COUNTY, TENNESSEE, WITH)
ALL APPURTENANCES AND)
IMPROVEMENTS THEREON,)
)
DEFENDANT)

Davidson County DEEDWARR
Recvd: 04/02/01 10:36 4pgs
Fees:19.00 Taxes:299.70
[redacted]
20010402-0031187

Davidson County DEEDWARR
Recvd: 06/20/01 14:33 4pgs
Fees:18.00 Taxes:0.00
20010620-0065494

RE-RECORD

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 30th day of March, 2001, by and between the United States Marshal for the Middle District of Tennessee, whose address is 110 9th Avenue South, Room A-750, Nashville, TN 37203, party of the first part, and ~~Robert Geldreich and~~ Richard Geldreich whose legal address is 3415 West End Ave.,Nashville, TN 37206, party of the second part. JAA

WITNESSETH: That the said party of the first part, and for and in consideration of the sum of $124,000.00, lawful money of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed to the said party of the second part, all of the following described land situated in Davidson County, State of Tennessee to-wit:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1101 on the Plan of Continental Condominiums, of record in Plat Book 5200, Page 399, said Register's Office, as amended in Book 6135, Page 788, and Book 6435, Page 549, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is made subject to a permanent overhang easement for the construction and maintenance of an electrical power transmisison line, said right conveyed in Book 4825, page 592, said Register's Office, to all easements and setback lines as show on the Plat of record in Book 5200, page 399, as amended in Book 6135, page 788, said Register's Office, and all the provisions of the Tennessee "Horizontal Property Act: as the same is set out in Section 64-2701, et seq., of and is subject to the By-Laws for the Administration thereof; also subject to easements and to utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, page 589, said Register's Office and By-Laws of record in Book 5862, page 626 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the United States of America by an Agreed Decree of Forfeiture from the United States District Court, Middle District of Tennessee, of record as Instrument Number 2000 1024-0105371, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George S. Foster, a single person, by Deed from William H. Shubert, a single person, of record in Book 6934, page 4, Register's Office for Davidson County, Tennessee.

ADDITIONALLY, the party of the second part accepts responsibility for any abatement requirements as relates to the presence of lead-based paint.

This is improved property known as 3415 West End Avenue, Unit Number 1101, Nashville, Tennessee, 37206.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto ~~Robert Geldreich and~~ Richard Geldreich his/her successors and assigns, in fee simple forever. JAA

THE GRANTOR covenants to specially warrant the title to the property hereby conveyed against any claim arising from the Case of: UNITED STATES OF AMERICA vs. 3415 WEST END AVENUE, UNITE #1101, NASHVILLE, TENNESSEE. The United States has done nothing to encumber the property nor has it conveyed any rights, title or interest while owner of the property.

IN WITNESS WHEREOF, The United States Marshals Service has hereunto set his hand and seal this 30TH day of March, 2001.

CHIEF DEPUTY FOR:

EDWARD S. BLAIR,
U.S. MARSHAL
MIDDLE DISTRICT OF TENNESSEE

State of Tennessee County of Davidson
On this the 30th day of March, 2001,
before me, Martha Duke, the undersigned
officer, personally appeared Joseph A. Avery, known
to me (or satisfactorily proven) to be the person whose
name is subscribed to the within instrument and acknowledged
that he/she executed the same for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seal.

Notary Public

Printed Name: Martha Duke
Commission Expires: My Commission Expires JULY 26, 2003

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is ~~$81,000.00~~ $124,000.00. JAA

Affiant

Subscribed and sworn to before me this 5th day of March, 2001.

Notary Public

Printed Name: Shirley Robson
Commission Expires: 6-24-01

Send Tax Bills To:
(New Owner)

~~Robert Geldreich~~, 3415 West End Avenue #512, Nashville, TN 37206
Richard Geldreich JAA

Map and Parcel# 104-06-0-A, Parcel 116CO

This Instrument Prepared By:

Marnie Lehew, Asset Forfeiture Specialist
United States Marshals Service
110 9th Avenue South, Room A-750
Nashville, TN 37203