Davidson County DEEDWARR
Recvd: 09/14/01 09:58 2pgs
Fees:13.00 Taxes:192.40
20010914-0100129

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of July, 2001 by and between **THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, N. A. (FORMERLY KNOWN AS TEXAS COMMERCE BANK, N. A.), AS CUSTODIAN**, party of the first part, and **SARA J. WEST,** 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:

Lot 12, on Plan of Block I, on revised Plan of Power and Roth, Madison Park Subdivision, as shown on plat of record in Plat Book 843, Page 7 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No. 20010406-0034023 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 of record, including all matters shown on Plan of record in Plat Book 843, Page 3; and Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4161, Page 783, all in the Register's Office of **Davidson** County, Tennessee; year 2001 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.***

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.

THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, N. A. (FORMERLY KNOWN AS TEXAS COMMERCE BANK, N. A.), AS CUSTODIAN
By: Meritech Mortgage Services, Inc., its attorney in fact

By: _____
Printed Name: Melanie Colton
Title: Vice President

STATE OF Texas

COUNTY OF Tarrant

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Melanie Colton, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of **Meritech Mortgage Services, Inc.**, a corporation, which caused this instrument to be executed on behalf of **THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, N. A. (FORMERLY KNOWN AS TEXAS COMMERCE BANK, N. A.), AS CUSTODIAN,** 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 **THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, N. A. (FORMERLY KNOWN AS TEXAS COMMERCE BANK, N. A.), AS CUSTODIAN**

WITNESS my hand, at office, this 13th day of July, 2001

H. Fares-Wagner
Notary Public

Commission Expiration: 3/19/03

H FARES-WAGNER
Notary Public, State of Texas
My Commission Expires 03-19-03

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10183

PROPERTY ADDRESS:
222 Emmitt
Madison, Tennessee

TAX PARCEL ID NUMBER: 51-8-63

MAIL TAX BILLS TO:
FRANKLIN MORTGAGE FUNDING
26800 NORTHWESTERN HWY #875
SOUTHFIELD, MI 48075

PROPERTY OWNER AND ADDRESS:
SARA J. WEST
222 EMMITT DR.
MADISON, TN 37115

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 $52,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Buttany Bernal
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF July, 2001.

Judy Harrison
NOTARY PUBLIC

COMMISSION EXPIRATION:

JUDY HARRISON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
October 25, 2003

This Deed prepared with information furnished by Chicago Title Insurance Company, Commitment No. 00020966

F:\USERS\CHRIS\ChaseMeritech Docs\SWD.Flora.Shelby Co.wpd