RECORD AND RETURN TO:
Saturn and Mazer Title Services, Inc.
212 Third Avenue, North
Nashville, TN 37201
File Box "7"
File No.: SP40307

Davidson County DEEDWARR
Recvd: 11/06/01 09:44 2pgs
Fees:13.00 Taxes:362.60
20011106-0121504

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of September, 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.)**, party of the first part, and Manuel DeJesus Vasquez and wife, Lilian C. Fares, and Francisco Amaya, 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:

Land in Davidson County, Tennessee, described as follows to-wit:

Beginning on the northerly margin of Campbell Road at the southeast corner of the property conveyed to Lula Toungette Gambill, by deed from Castleman Construction Company, a Tennessee Corporation of record in Book 3130, page 307, Register's Office for Davidson County, Tennessee; thence with said Gambill's Eastern boundary line North 16 degrees 30 minutes East 423.9 feet to a point in the South line of Primrose Acres Subdivision; and being in the South margin of an unnamed lane approximately 25 feet wide; thence with said land South 86 degrees 38 minutes East 1.8 feet to C.A. Sloan's Northwest corner; thence with Sloan's Western boundary line South 1 degree 34 minutes West 436.2 feet to the northerly margin of Campbell Road; thence with the same North 73 degrees 30 minutes West 114.8 feet to the beginning.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No.20000922-0094216 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, 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.)
By: Meritech Mortgage Services, Inc., its attorney in fact

By: Donna Gosbee
Printed Name: Donna Gosbee
Title: Vice President

STATE OF TEXAS
COUNTY OF Tarrant

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Donna Gosbee, (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.)**, 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.).**

WITNESS my hand, at office, this 27th day of September, 2001

Deanna G King
Notary Public

Commission Expiration: 4-18-04

DEANNA G. KING
Notary Public, State of Texas
My Commission Expires 04-18-04

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10087

PROPERTY ADDRESS:
622 Campbell Road
Madison, Tennessee 37115

TAX PARCEL ID NUMBER: Field Book 11D 28980, Map 42-3, Parcel 62

PROPERTY OWNER AND ADDRESS/
MAIL TAX BILLS TO:
Right Mortgage Company
106B West Hill Drive
Lebanon, TN 37087

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 ~~$105,000.00~~ $98,000, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Jennifer Saturn
AFFIANT

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

NOTARY PUBLIC AT LARGE, TENN.

NOTARY PUBLIC COMMISSION EXPIRATION: 9/28/2002

This Deed prepared with information furnished by Chicago Title Insurance Company

F:\USERS\CHRIS\ChaseMeritech Docs\SWD.Campbell.Davidson Co.wpd

My Commission ... 2002