Davidson County DEEDWARR
Recvd: 01/31/02 16:27 2pgs
Fees:13.00 Taxes:138.75
20020131-0013996

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

SPECIAL
WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **January, 2002** between **CHASE MORTGAGE HOLDINGS, INC.** GRANTOR, and **GREYHAWKE INVESTMENTS, INC.** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **OLD HICKORY**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 of Block 8, on the plan of Dabbs & Elliot Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Chase Mortgage Holdings, Inc. by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, of record in Instrument No. 20011129-0130330, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 547, page 97; and any and all easements, right of ways, zoning regulations, setback lines, restrictions, etc. all of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever. ***

WITNESS my hand on the day and year first above written.

*** But this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

CHASE MORTGAGE HOLDINGS, INC.
Signature of Seller
Joe Lanning, Vice President

POWER OF ATTORNEY

STATE OF California)
COUNTY OF San Diego)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Lanning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Vice President of CHASE MORTGAGE HOLDINGS, INC., the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as the Vice President of CHASE MORTGAGE HOLDINGS, INC.

Witness my hand, at office, this 15TH day of January, 2002.

Notary Public John J. Connolly

My Commission Expires: 9/25/04

JOHN J. CONNOLLY
Commission # 1278367
Notary Public - California
San Diego County
My Comm. Expires Sep 25, 2004

Name and Address of Property Owner:

GREYHAWKE INVESTMENTS, INC.
140 OAK FOREST DRIVE
MILLERSVILLE, TN 37072

Property Address:

202 28TH STREET
OLD HICKORY, TN 37138

Person Responsible for Taxes:
SAME

Parcel #: 53-12, #127

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$37,500.00,** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Gail Marshall
Affiant

Sworn to and subscribed before me, a Notary Public, this 15TH day of January, 2002.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
September 28, 2002

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076