SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/03 16:16 2pgs
Fees:13.00 Taxes:377.40

20030106-0002172

KAREN L. TRUSTY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 12/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Brentwood, TN 37027

F-0710

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Nath	Union Federal Mortgage	128-10-127
(NAME)	(NAME)	
646 Hicks Road	175 E. Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bank One, National Association, F/K/A The First National Bank of Chicago, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Ernest Nath, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Stacey Square, Section 4, of record in Book 4460, Page 12, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Bank One, National Association, F/K/A The First National Bank of Chicago, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20020809-0096302, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 646 Hicks Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Ernest Nath and his assigns, forever.

Said Bank One, National Association, F/K/A The First National Bank of Chicago, as Trustee, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Bank One, National Association, F/K/A The First National Bank of Chicago, as Trustee, has executed this deed this 17th day of December, 2002.

Bank One, National Association, F/K/A The First National Bank of Chicago, as Trustee

By:

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Shannel Dawson-Tyau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the A.V.P. respectively of the Bank One, National Association, F/K/A The First National Bank of Chicago, as Trustee, the within named bargainor, a corporation, and that he/she as such A.V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at San Diego, California this 17th day of December, 2002.

Commission expires:

Notary Public

TERRI ACIERNO
COMM. # 1348312
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMM. EXP. MARCH 25, 2006

MGC1 MGC1