File Box 19B

SPECIAL WARRANTY DEED

SCOTT D. REESE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE 03-1-4-A
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

April Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

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

F-0556

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caledonian Properties, LLC	Caledonian Properties, LLC	090-08-0-178.00
(NAME)	(NAME)	
901 Kenwick Court, W	901 Kenwick Court, W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Caledonian Properties, LLC, 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. 35 on the plan of Charlotte Park Annex, of record in Book 3700, Page 49, Register's Office for said county. Said Lot No. 35 fronts 50 feet on the northwesterly margin of Annex Avenue and extends back 148.74 feet on the northeasterly line and 148.33 feet on the southwesterly line to a dead line in the rear, measuring 50 feet thereon.

Being all of the same property conveyed to Bank One, National Association, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20020425-0051184, said deed since having been corrected in Instrument No. 20020613-0072169, 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 557 Annex Avenue, Nashville, TN 37209
(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 Caledonian Properties, LLC and their assigns, forever.

Said Bank One, National Association, 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, as Trustee, has executed this deed this 2nd day of January, 2003.

Bank One, National Association, as Trustee

By: Louis A. Amoya

Davidson County DEEDWARR
Recvd: 01/10/03 14:38 2pgs
Fees:13.00 Taxes:222.00

20030110-0004727

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, Louis A. Amaya the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Louis A. Amaya, 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 V.P respectively of the Bank One, National Association, as Trustee, the within named bargainor, a corporation, and that he/she as such ~~Louis A. Amaya~~ 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 2nd day of January, 2003.

Commission expires:

Notary Public

MICHELLE MOREY
COMM. # 1281216
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMM. EXP. OCT. 21, 2004