SPECIAL WARRANTY DEED

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-24-2004 (AFFIX SEAL)

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

F-0768

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney Chen	Same	081-08-0-283.00
(NAME)	(NAME)	
309 Logans Circle		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, Deutsche Bank Trust Company, Americas, fka Bankers Trust Company, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sydney Chen, a single person, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, being part of Lot No. 44, D.T. McGavock Subdivision, sometimes called DT McGavock Second Edition to Nashville, as recorded in Book 21, Page 64, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Hickerson –Miller, Engineer's Surveyors, June 27, 1955, as follows:

Beginning at a point in the southwesterly margin of 4th Avenue North, formerly Cherry Street, said point being 58.3 feet west of the southwest corner of 4th Avenue North and Buchanan Street; thence South 42 deg. 50' West 85 feet; thence north 46 deg. 30' West 8 feet; thence South 42 deg. 50' West 73.3 feet to a point in the northeasterly margin of an alley; thence along said alley, North 46 deg. 30' West 30.6 feet; thence North 42 deg. 50' East 161.3 feet to a point in the northwesterly margin of 4th Ave North; thence along the margin of said avenue, South 46 deg. 30' East 38.6 feet to the point of beginning.

Being all of the same property conveyed to Deutsche Bank Trust Company, Americas, fka Bankers Trust Company, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20020916-0112719, 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 1803 4th Avenue N, Nashville, TN 37208

(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 Sydney Chen, and his/her assigns, forever.

Said Deutsche Bank Trust Company, Americas, fka Bankers Trust Company, 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 Deutsche Bank Trust Company, Americas, fka Bankers Trust Company, as Trustee, has executed this deed this 20th day of February, 2003.

Deutsche Bank Trust Company, Americas, fka Bankers Trust Company, as Trustee

By: Sharmel Dawson-Tyau

Davidson County DEEDWARR
Recvd: 02/25/03 14:24 2pgs
Fees:13.00 Taxes:120.25

20030225-0024975

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sharmel 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 asst. V.P. respectively of the Deutsche Bank Trust Company, Americas, fka Bankers Trust Company, as Trustee, the within named bargainor, a corporation, and that he/she as such asst. V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at SANDIEGO,CALIFORNIA Tennessee this 20th day of February, 2003.

Commission expires:

Erin Elizabeth Hayes
Notary Public

ERIN ELIZABETH HAYES
Commission # 1382099
Notary Public - California
San Diego County
My Comm. Expires Jun 24, 2006