RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214
1348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Subscribed and sworn to before me, this 7th day of January, 2003.

JANET L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

Affiant

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BOULEVARD, SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
FRENCH CALDWELL, SR. 920 ALGONQUIN COURT ANTIOCH, TENNESSEE 37013 MAP & PARCEL NO. 162-03-0/370.00	Same

Davidson County DEEDWARR
Recvd: 03/12/03 08:52 2pgs
Fees:13.00 Taxes:303.40
20030312-0032713

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BANK ONE, N.A., as Trustee,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

NATHANIEL FRENCH CALDWELL, SR., and JOHN RUSSELL CALDWELL, both unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot. No. 90 on the Plan of Haywood Hills, Section 5, of record in Book 4675, page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 35.0 feet on the east margin of Algonquin Court and extends back 151.6 feet on the south line and 139.3 feet on the north line to a line in the rear measuring 119.07 feet.

Being the same property conveyed to Bank One, N. A., by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, dated November 20, 2002, and filed of record on December 19, 2002, in Instrument No. 20021219-0156904, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *920 ALGONQUIN COURT, ANTIOCH, TENNESSEE 37013-3503*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO

CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *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.

WITNESS OUR HANDS THIS 27th DAY OF JANUARY, 2003.

BANK ONE, N.A., as Trustee by Residential Funding Corporation

by: Karen S. Shields
its: AVP

STATE OF ~~TENNESSEE~~ California
COUNTY OF DAVIDSON
San Diego

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Karen S. Shields, 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 AVP of Residential Funding Corporation as Attorney in Fact for Bank One, N.A. as Trustee, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 27th day of January, 2003.

My Commission Expires: 2/16/06

JENNIFER A. ROSE
Comm. # 1343353
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires Feb. 16, 2006

Notary Public

SPECIAL WARRANTY DEED