FILE NO. SP41788 FILE BOX "7"

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006 (AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

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

F-1102

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney Chen	S A M E	081-07-0-527.00
309 Logans Circle (NAME) ~~1813 10th Avenue North~~	(NAME)	
Franklin (ADDRESS) 37067 ~~Nashville, TN 37208~~	(ADDRESS)	
(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, Household Financial Services, Inc. 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:

Being the north 30 feet of Lot No. 21 and the south 10 feet of Lot No. 22 on the Map of Subdivision of Lot No. 1 in Woodards Plan, as of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee.

Said parts of lots front 40 feet on the westerly side of 10th Avenue North, formerly Maple Street, and runs back between parallel lines 174 feet to the easterly margin of an alley, now called Owen Street.

Being all of the same property conveyed to Household Financial Services, Inc. by Substitute Trustee's Deed of record in Instrument No. 20001219-0124447, 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 1813 10th Avenue, 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 Household Financial Services, Inc., 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 Household Financial Services, Inc., has executed this deed this 25th day of March, 2003.

Household Financial Services, Inc.

By: Ashraf R. Ibrahim
Asst. Vice President

Mary Popoff
Asst. Secretary
WITNESS

WITNESS
Julie A. Marron
Asst. Secretary

Davidson County DEEDWARR
Recvd: 04/01/03 09:45 2pgs
Fees:13.00 Taxes:81.40

20030401-0042549

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ashraf B. Ibrahim, 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. VP respectively of the Household Financial Services, Inc., the within named bargainor, a corporation, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Pomona, CALIFORNIA this 24th day of March, 2003.

Commission expires: 7/31/04

Cecilia M. Estevez
Notary Public

CECILIA M. ESTEVEZ
Commission # 1272621
Notary Public - California
Los Angeles County
My Comm. Expires Jul 31, 2004