SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/03 18:07 2pgs
Fees:13.00 Taxes:301.55

20030422-0053588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2003.

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

Notary Public

MY COMMISSION EXPIRES: 12/24/03 (AFFIX SEAL)

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

f-0953

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Stephenson	Franklin Financial Mortgage ,Inc	075-12-0 008.00
9244 Weston Drive (NAME) ~~114 Belgium Court~~	(NAME) 206 East Main Street	
Brentwood (ADDRESS) 37027 ~~Hermitage~~, Tennessee ~~37076~~	(ADDRESS) Franklin, TN 37076	
(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, JP Morgan Chase Bank as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Randy ** 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: **W. Stephenson and wife Cheryl H. Stephenson

BEING Lot No. 236 on the Plan of the Resubdivision of Lots 229 through 239, Highlands of Tulip Grove, Section 3, of record in Book 5210, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to JP Morgan Chase Bank as Trustee by Substitute Trustee's Deed of record in Instrument No. 20030103-0000933, 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 114 Belgium Court, Hermitage, TN 37076

(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 *** and their assigns, forever.

*** Randy L. Stephenson and wife Cheryl H. Stephenson

Said JP Morgan Chase Bank as Trustee, warrant 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 JP Morgan Chase Bank as Trustee has executed this deed this 28th day of March, 2003.

JP Morgan Chase Bank as Trustee

By: Louis A. Amaya V.P.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, 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 JP Morgan Chase Bank as Trustee the within named bargainor, a corporation, and that he/she as such V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11 day of March 2003.

Commission expires: 3-14-06

P.L. ROBINSON
COMM. #1347412
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires March 19, 2006

Notary Public