SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/03 10:54 2pgs
Fees:13.00 Taxes:529.08

20030505-0059395

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,994.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

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

F-0521

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Marsala	Franklin Mortgage Funding	108-04-0-A-096.00CO
(NAME)	(NAME)	
1305 Brendale Court	25800 Northwestern Hwy #875	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Southfield, MI 48075	
(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, Bankers Trust Company, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Maria Marsala, 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 Lot No 44 on the Plan of The Villages of Larchwood, Phase II, Section III, of record in Book 9700, Page 861, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bankers Trust Company, as Trustee by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20020410-0044315, dated 3/12/02 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 1305 Brendale Court, Nashville, TN 37214

(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 Maria Marsala and his/her assigns, forever.

Said Bankers Trust Company, as Trustees, 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 Bankers Trust Company, as Trustee, has executed this deed this 23rd day of April, 2003.

Bankers Trust Company, as Trustee

By:

Lina Kalambayi, as witness

Gregg M. Buckley, SVP

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregg M. Buckley, 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 Vice-president respectively of the Bankers Trust Company, as Trustee, the within named bargainor, a corporation, and that he/she as such officer, 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 23rd day of April, 2003.

Commission expires:

Notary Public

KATE BUSTLE
Commission # 1345536
Notary Public - California
San Diego County
My Comm. Expires Mar 7, 2006