Davidson County DEEDWARR
Recvd: 05/12/03 08:19 2pgs
Fees:13.00 Taxes:148.00

20030512-0063093

27A
1 of 2

SPECIAL WARRANTY DEED

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May 2003.

Notary Public

MY COMMISSION EXPIRES: 4/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Hambrick	Chase Manhattan Mortgage Corp.	105-11-36
(NAME)	(NAME)	
206 Rains Avenue	P.O. Box 572405	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Murray, UT 84157	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bankers Trust of California as Trustee under UCFC Trust Fund 1998-A, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald W. Hambrick and Brenda Hambrick,*HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *husband and wife

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rains Heights of record in Plat Book 2663, Page 85, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 3 fronts 52.0 feet on the easterly margin of Rains Avenue and extends back 134.0 feet on the northerly line and 90.0 feet on the southerly line to a dead line in rear, measuring 68.2 feet thereon.

Being the same property conveyed to Bankers Trust Company of California, NA as Trustee under UCFC Trust Fund 1998-A, by deed of record in Instrument No. 20020627-0077311, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ■ property, known as 206 Rains Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis. And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever 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 1st day of May, 2003.

Bankers Trust of California as Trustee under UCFC Trust Fund 1998-A

Anne Nichols

By: Jan Masgarski
Atty in Fact

Irene M. Conine

Attest.

STATE OF Colorado

COUNTY OF Denver

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Jan Masgarski with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the Atty in Fact of the corporation and that he as such AIF executed the foregoing instrument for the purposes therein contained. by signing the name of the corporation by himself/herself as AIF.

Witness my hand and official seal at Denver, Colorado 5-1-2003

Commission expires: 9-27-2004

Diane Matousek
Notary Public

NOTARY PUBLIC STATE OF COLORADO