SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Harold L. Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 06/05/03 15:48 2pgs
Fees:13.00 Taxes:296.00

20030605-0078070

f-0947

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold L. Perry	Franklin American Mortgage Company	048-00-0 014.00
(NAME)	(NAME)	
4156 Dry Fork Road	501 Corporate Center Drive	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189	Franklin, TN 37067	
(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, Bank One, National Association, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Harold L. Perry** 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:

** and wife, Martha L. Perry

LAND in the 14th Civil District of Davidson County, Tennessee, being described according to a survey by John B. Rainey, Surveyor # 823, dated May 11, 1978, known as job No. 78-265 as follows:

BEGINNING at an iron pin in the easterly margin of Dry Fork Road, said iron pin being the northwest corner of the Wayne Baucomb land of record in Book 4414, Page 607, Register' Office for said County; thence leaving Baucomb's line and with the margin of Dry Fork Road, said margin being 20 feet easterly from the centerline of said road, N 38 deg. 15 min. 04 sec. W 550.33 feet to a point; thence leaving said road N 54 deg. 26 min. 50 sec. E 113.30 feet to a point in the center of a creek; thence with center of said creek the following three calls; S 82 deg. 05 min. 20 sec. E 137.05 feet; thence S 71 deg. 43 min. 23 sec. E 193.16 feet; thence S 36 deg. 37 min. 02 sec. E 243.78 feet to a point in the line of the aforesaid Baucomb Land; thence with Baucomb's line S 43 deg. 18 min. 02 sec. W 311.18 feet to an iron pin, the point of beginning.

Being all of the same property conveyed to Bank One, National Association. as Trustee by Substitute Trustee's Deed of record in Instrument No. 20024228-0160301, Register's Office for 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 4156 Dry Fork Road, Whites Creek, TN 37189

(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 Lee Perry and Harold Perry and their assigns, forever.

Said Bank One, National Association, 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 Bank One, National Association, as Trustee, have executed this deed this 17th day of March 2003.

Bank One, National Association, as Trustee

By: _____

Louis A. Amaya, VP

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 VP respectively of the Bank One, National Association, as Trustee, the within named bargainor, a corporation, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~ San Diego, California this 17th day of March 2003.

Commission expires:

TAMARAH C. S. PRADO
Commission # 1368856
Notary Public - California
San Diego County
My Comm. Expires May 27, 2006

Notary Public