(1)

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 06/12/03 09:08 2pgs
Fees:13.00 Taxes:271.95
20030612-0081160

Special Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel
Michael O'Neil 8/128

**********FOR AND IN 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

The Chase Manhattan Bank Successor Bank by
Merger to Chase Bank of Texas, N.A, fka Texas
Commerce Bank, NA; as Custodian

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael O'Neil

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, shown as Tract No. 4 on a survey dated June 14, 1974, made by Stanford & Associates, Inc., Engineers, described as follows:

BEGINNING at a point in the Westerly Right-of-Way of Bidwell Road, common front corner of Tract Nos. 3 and 4 on said survey; thence leaving said Right-of-Way with the line between said two tracts, N 68" 02' 58" W, 1,232.26 feet to a point, thence N 40" 40' 43" E, 120.00 feet to a point, common rear corners of Tracts Nos. 4 and 5, thence with the line between said two tracts S 69" 47' 18" E, 1,190.93 feet to a point in the Westerly Right-of-Way of said Bidwell Road; thence with said Right-of-Way, S 20" 41' 40" W, 149.80 feet to the point of beginning.

Being the same property conveyed to The Chase Manhattan Bank Successor Bank by Merger to Chase Bank of Texas, N.A, fka Texas Commerce Bank, NA; as Custodian by Substitute Trustee's Deed of record in Instrument No. 20020111-0004787, Register's Office for Davidson County, Tennessee.

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

This is IMPROVED property known as 7585 Bidwell Road, Joelton TN 37080.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. Wherever 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 28th DAY OF MAY, 2003.

The Chase Manhattan Bank Successor Bank by Merger to Chase Bank of Texas, N.A, fka Texas Commerce Bank, NA; as Trustee and Custodian
By: Saxon Mortgage Services, Inc., fka Meritech Mortgage Services, Inc., it's attorney-in-fact

(X) _____

BY: DONNA GOSBEE
It's: Vice-President

STATE OF TEXAS
COUNTY OF TARRANT

PERSONALY APPEARED BEFORE ME, DONA GOSBEE, IN HER CAPACITY AS VICE-PRESIDENT WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE VICE-PRESIDENT OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 28th DAY OF MAY, 2003.

HELEN L. HANCOCK
MY COMMISSION EXPIRES
MARCH 5, 2005

_____
Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON May 28, 2003.

_____
Notary Public

J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES:

AUG 24, 2003