Davidson County DEEDWARR
Recvd: 06/26/03 14:37 2pgs
Fees:13.00 Taxes:388.50

20030626-0088621

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
02TN002771

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$105,000.00

Pamela M. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF June, 2003

Dolly T. Peay
Notary Public

MY COMMISSION EXPIRES:

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE OF TENNESSEE, 205 POWELL PLACE, SUITE 114, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Ott **1010 W. Greenwood Avenue** **Nashville, TN 37206**	New Owner	**083-01-70**

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,

UNION PLANTERS BANK, NA

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

MICHAEL S. OTT, UNMARRIED

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:

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 18, all of Lot No. 19 and the easterly 25 feet of Lot No. 20 on the Plan of Jones & Bradford's Subdivision, as of record in Book 161, page 142, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Union Planters Bank, NA, by Substitute Trustee's Deed from Denise Griffin, Substitute Trustee, dated February 12, 2003 and recorded February 21, 2003 in Instrument Number 200302210023059, Register's Office for Davidson County, Tennessee. Property was previously conveyed to Robert M. McCarthur and wife, Chitquita D. McCarthur by Warranty Deed from John Ellis, unmarried, dated January 17, 2001 and recorded January 22, 2001 in Instrument Number 200101220006460. Denise Griffin was appointed as Substitute Trustee by Instrument of record in Instrument Number 200301080003251.

THE WARRANTIES PASSING TO GRANTEES HEREUNDER ARE LIMITED SOLELY TO THOSE MATTERS ARISING FROM ACTS OF THE GRANTOR, ITS AGENTS OR REPRESENTATIVES, OCCURING SOLELY DURING THE PERIOD OF GRANTOR'S OWNERSHIP OF THE SUBJECT PROPERTY.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Unimproved ( )
This is improved (X) property known as **1010 W. GREENWOOD AVENUE, NASHVILLE, TN 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 had this 19th of June, 2003.

UNION PLANTERS BANK, NA

By: Brenda Goff
Print Name: Brenda Goff
Print Title: Vice President

UNION PLANTERS BANK, NATIONAL ASSOCIATION CORPORATE SEAL

STATE OF MISSISSIPPI
COUNTY OF FORREST

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Brenda Goff with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice President of the UNION PLANTERS BANK, NA, the within named bargainor, and corporation, and that she as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Brenda Goff as such Vice President.

Witness my hand and official seal at office at FORREST COUNTY on this the 18TH day of June, 2003.

My commission expires: MY COMMISSION EXPIRES SEPT. 18, 2005

Notary Public, State of Mississippi