Bot 29

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Ste. 110
Nashville, TN 37214-3614

Map 155-16, Group A, Parcel 246 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Bank One, N.A.,** does hereby bargain, sell, transfer and convey unto **David H. Testin and wife, Theresa A. Testin** their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 200 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, page 827, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Bank One, N.A., by Trustee's Deed from Stuart E. Duncan, Substitute Trustee, dated May 23, 2003, and recorded at Instrument No. 20030531-0074142, said Register's Office.

Property address is 5005 Traceway Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **David H. Testin and wife, Theresa A. Testin** their heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

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.

Davidson County DEEDWARR
Recvd: 07/28/03 16:30 3pgs
Fees:18.00 Taxes:926.48
20030728-0105431

IN WITNESS WHEREOF, the said Grantor has executed this deed this 23 day of July, 2003.

BANK ONE, N.A.

By: Barry Pittelman

Its: Vice President

STATE OF WISCONSIN
COUNTY OF Waukesha

Before me, the undersigned, of the State and County aforesaid, personally appeared Barry Pittelman, 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 Vice President of Bank One, N.A., the within named bargainor, a corporation, and that he/she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and official seal at Louisville, KY, this 23 day of July, 2003.

Heather Rausch
Notary Public

My Commission Expires: 10-29-06

HEATHER RAUSCH
NOTARY
PUBLIC
STATE OF WISCONSIN

****

NAME NEW OWNER(S):
Mr. & Mrs. David H. Testin
5005 Traceway Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Chase Manhattan Mortgage Corp.
343 Thornall Street
Edison, NJ 08837

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $250,400.00

x David H. Testin
Affiant

Subscribed and sworn to before me this 24 day of July, 2003.

Ollie Mai Parsley
Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006