RETURN TO: 1440
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/29/03 08:33 2pgs
Fees:13.00 Taxes:127.65
20030729-0106137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $34,500.00

Subscribed and sworn to before me, this 14th day of July, 2003.

Affiant

My Commission Expires:

My Commission Expires JAN. 27, 2007

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY *TAYLOR TITLE & ESCROW, INC.* *51 CENTURY BLVD., SUITE 130* *NASHVILLE, TENNESSEE 37214*	
ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**
WILLIAM G. MULLINS and wife, DEBRA L. MULLINS 5041 BRICK CHURCH PIKE GOODLETTSVILLE, TN 37072 MAP & PARCEL NO. 024-00-0/169.00	WILLIAM G. MULLINS AND WIFE, DEBRA L. MULLINS P.O. BOX 232 GOODLETTSVILLE, TN 37072

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHASE MANHATTAN MORTGAGE CORPORATION,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

WILLIAM G. MULLINS and wife, DEBRA L. MULLINS

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being located in the 10th Civil District, Davidson County, Tennessee, on the South side of Brick Church Pike, and being a portion of the property described in Deed Book 1151, Page 466, Register's Office, Davidson County, Tennessee, and known as Tract #3 of the Alice G. Hitt Estate Subdivision, as of record in Plat Book 6200, Page 568, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete marker in the South margin of Brick Church Pike, same being the Westernmost Northwest corner of this lot, the Northeast corner of Lot #2 of the Alice G. Hitt Estate property (2.434 acres as per survey of this date), and also being 1128.58 feet from the Westernmost corner of Lot #1 of the Alice G. Hitt estate property (2.052 acres as per survey of this date) as it adjoins Frank Redding; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 93 degrees 39 minutes 36 seconds, a radius of 217.23 feet, a tangent length of 231.57 feet, and a chord of North 50 degrees 44 minutes 45 seconds East 316.88 feet; thence along said curve an arc length of 355.10 feet to an iron pin; thence leaving road with line of Lot #4 of the Alice G. Hitt estate property (2.272 acres as per survey of this date) South 86 degrees 5 minutes 0 seconds East 118.74 feet to an iron pin; thence with the West boundary of George C. Sipe and Ruth D. Sipe South 9 degrees 19 minutes 50 seconds East 453.98 feet to a concrete marker; thence with the North boundary of Ruth D. Sipe North 86 degrees 47 minutes 0 seconds West 420.99 feet to a concrete marker; thence with the East boundary of Lot #2 of the Alice G. Hitt Estate property North 4 degrees 13 minutes 0 seconds West 232.61 feet to the point of beginning containing 3.099 acres

more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, dated September 19, 1986.

Being the same property conveyed unto Chase Manhattan Mortgage Corporation by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, dated May 21, 2003, and filed of record on June 5, 2003, in Instrument No. 20030605-0078154, Registers Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *5041 Brick Church Pike, Goodlettsville, TN 37072*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 10th DAY OF JULY, 2003.

Chase Manhattan Mortgage Corporation

by: JOE LANNING, VICE PRESIDENT

CHASE MANHATTAN MORTGAGE CORPORATION CORPORATE SEAL 1920 NEW JERSEY

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOE LANNING, VICE PRESIDENT, who, upon oath, acknowledged him/herself to be the JOE LANNING, VICE PRESIDENT of CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein.

Witness my hand and official seal at office on this the 10th day of July, 2003.

C. M. UTZ
Commission # 1344981
Notary Public - California
San Diego County
My Comm. Expires Mar 1, 2006

My Commission Expires:

Notary Public

SPECIAL WARRANTY DEED