SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/03 08:17 2pgs
Fees:13.00 Taxes:190.18
20030804-0109744

PENNY CROCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 9-25-04
(AFFIX SEAL)

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

f-1255

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Hipps	America s Wholesale Lender	93-16-315
(NAME)	(NAME)	
146 Fain Street	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Calabasas, CA 91302	
(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 F/K/A The First National Bank of Chicago, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO John Hipps a single person, AND his 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:

Land in Davidson County, Tennessee, being part of Block "D" on the plan of the subdivision of the Homestead Block of the Hermitage Addition, as of record in Book 57, Page 76, Register's Office for said County, being the westerly 45 feet of Lot No. 3 on the Plan of the subdivision of said Block "D", not of record, described as follows:

Beginning on the northerly margin of Fain Street, formerly Hermitage Avenue, at a point 100 feet east of the easterly margin of Decatur Avenue, said point being the corner of Lot Nos. 2 and 3 on said unrecorded plan; thence with the line between said two lots, northwardly 127 feet to the southerly margin of I-40; thence with I-40, eastwardly 47.5 feet; thence southwardly and parallel with the line between said Lot Nos. 2 and 3, 114 feet to the northerly margin of Fain Street; thence with said street, westwardly 45 feet to the beginning.

Being all of the same property conveyed to Bank One, National Association, as Trustee F/K/A The First National Bank of Chicago, as Trustee Substitute Trustee's Deed of record in Instrument No. 20030509-0062956, Register's Office 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 146 Fain Street, Nashville, TN 37210
(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 John Hipps a single person and his assigns, forever.

Said Bank One, National Association, as Trustee F/K/A The First National Bank of Chicago, as Trustee, warrants 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 F/K/A The First National Bank of Chicago, as Trustee, has executed this deed this 14th day of July 2003.

Bank One, National Association, as Trustee F/K/A The First National Bank of Chicago, as Trustee

By:

Louis A. Amaya Vice

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 Arreola, 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 Vice Pres respectively of the Bank One, National Association, as Trustee F/K/A The First National Bank of Chicago, as Trustee, the within named bargainor, a corporation, and that he/she as such Vice Pres, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at San Diego, California this 14th day of July, 2003.

Commission expires:

Notary Public

MARY FAULKNER M. STEPHENSON
Commission # 1351972
Notary Public - California
San Diego County
My Comm. Expires Apr 16, 2006

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027