SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/03 14:20 2pgs
Fees:13.00 Taxes:288.60

20030829-0125933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 12-16-2003

(AFFIX SEAL)

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

F-0802

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith R. Youngster	Greenpoint Mtg	042-04-0 019.01
(NAME)	(NAME)	
1025 Highland Circle	5032 Parkway Plaza Blvd #100	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Charlotte NC 28217	
(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, JPMorgan Chase Bank as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Keith R. Youngster an unmarried man 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:

Being the Eastern one-half of Lot No. 6 on the plan of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, Page 38, Register's Office for Davidson County, Tennessee, said part of Lot No. 6 fronts 100 feet on the North side of Highland Circle and extends back between lines, as measured from the center of said circle, 931 feet, more or less, on the Westerly line and 988 feet on the easterly line, to dead line in the rear on which it measures 150 feet thereon.

Being all of the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed of record in Instrument No. 20021028-0131932, 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 1025 Highland Circle, Madison, TN 37115

(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 Keith R. Youngster an unmarried man assigns, forever.

Said JPMorgan Chase Bank 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 JPMorgan Chase Bank as Trustee has executed this deed this 11th day of August, 2003.

JPMorgan Chase Bank as Trustee

By: _____

Shawna Scott
V.P.

NATIONAL FUNDING CORPORATION SEAL 1985 DELAWARE

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Shawna Scott, 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 V.P. respectively of the JPMorgan Chase Bank as Trustee, the within named bargainor, a corporation, and that he/she as such _____, 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 11th day of August, 2003.

Commission expires:

TAMARAH C. S. PRADO
Commission # 1358656
Notary Public - California
San Diego County
My Comm. Expires May 27, 2006

Notary Public

RETURN TO:

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