SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

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

F-1062

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burton Nelson	same	072-10-00028.00
(NAME)	(NAME)	
313 N. Dixie Avenue		
(ADDRESS)	(ADDRESS)	
Cookeville, TN 38501		
(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, F/K/A The First National Bank of Chicago, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Burton Nelson and Deborah Nelson Husband and Wife, AND THEIR 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 the westerly 60 feet of Lots Nos. 81, 82 and 83 on the map of Bransford Realty Company's Maxey Avenue and Gallatin Road property, as of record in Book 332, Page 44, Register's Office for said County. Said part of Lots 81, 82 and 83 front 60 feet on the northerly side of Litton Avenue and runs back between parallel lines with the easterly margin of an alley, 155 feet to a dead line.

Being all of the same property conveyed to Bank One, National Association, F/K/A The First National Bank of Chicago, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20030127-0010853, 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 1209 Litton Avenue, Nashville, TN 37216

(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 Burton Nelson and Deborah Nelson, Husband and Wife and their assigns, forever.

Said Bank One, National Association, 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, F/K/A The First National Bank of Chicago, as Trustee, has executed this deed this 22nd day of September 2003.

Bank One, National Association, F/K/A The First National Bank of Chicago, as Trustee by Residential Funding Corporation as Attorney in Fact

By:

Gregg M. Buckley, SVP

Davidson County DEEDWARR
Recvd: 10/06/03 07:50 2pgs
Fees:13.00 Taxes:85.10

20031006-0146704

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregg BUCKLEY 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-president respectively of the Bank One, National Association, F/K/A The First National Bank of Chicago, as Trustee, the within named bargainor, a corporation, and that he/she as such officer, 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 22nd day of September 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