SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/03 11:00 2pgs
Fees:13.00 Taxes:266.40

20031104-0161571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MABLYN PAINTER NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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

MY COMMISSION EXPIRES FEBRUARY 13, 2005

F-0851

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew A. Salyer	SUNTRUST MORTGAGE, INC.	049-00-0-100.00
(NAME)	(NAME)	
3806 Whites Creek Pike	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Irvine, CA 92619	
(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, FKA The First National Bank of Chicago, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Matthew A. Salyer and Danyell C. Salyer, ** 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:

** Husband and Wife

Land in the 12th, formerly the 21st Civil District of Davidson described according to a survey made by Ralph W.C. Lambert, Surveyor, January 31, 1955, as follows:

BEGINNING in the center of White's Creek Pike at the southeast corner of the property conveyed to Jesse E. Stroud and wife, by deed from Kathleen Burton, of record in Book 2282, Page 267, Register's Office for said County; thence with the center of said Pike, South 38 deg. East 110 feet to the northeast corner of the property conveyed to James H. Pirtle and wife, by deed from P.M. Chaffin and wife, of record in Book 2332, Page 280, said Register's Office; thence with the northwesterly line of said Pirtle property, South 47 degrees 10' west 886 feet to the center of White's Creek; thence with the center of said Creek, North 28 deg. 30' west 100 feet to an iron pin, the southwest corner of said Stroud property; thence with the southeasterly line of said Stroud property North 46 deg. 30' east 858 feet to the beginning.

Being all of the same property conveyed to Bank One, National Association, FKA The First National Bank of Chicago, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20021111-0139331, 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 3806 Whites Creek Pike, Nashville, TN 37207

(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 Matthew A. Salyer and Danyell C. Salyer and their assigns, forever.

Said Bank One, National Association, FKA 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, FKA The First National Bank of Chicago, as Trustee, has executed this deed this 17th day of November 2003.

31 October

Bank One, National Association, FKA The First National Bank of Chicago, as Trustee

By:

Louis A. Amaya VP

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. Amaya, 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, FKA 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 17th day of November 2003. 31 October MT

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