PICK-UP

**Return to: Box 10-B
Cohen & Cohen

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/03 09:59 2pgs
Fees:13.00 Taxes:236.80

20031118-0167970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

JUDY F. COHEN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Deborah J. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER 2003.

Notary Public

MY COMMISSION EXPIRES: September 22, 2007
(AFFIX SEAL)

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

f-1188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TODD HAYDEN	CHASE MANHATTAN MORTGAGE CORP.	083-06-0-103.00
(NAME)	(NAME)	
3423 Mesa Verde Drive	2998 Douglas Blvd., Suite 105	
(ADDRESS)	(ADDRESS)	
El Dorado Hills, CA 95762	Roseville, CA 95661	
(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 Todd Hayden, married, 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:

Being Lot No. 59, Beaumont Place, as shown by plat of record in Plat Book 332, Page 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed of record in Instrument No. 20030404-0044741 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 224 Chapel Avenue, Nashville, TN 37206
(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 Todd Hayden _____ and _____ 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 6th day of November, 2003.

JPMorgan Chase Bank as Trustee

By: _____ S.V.P.

Gregg M. Buckley

SEAL 1985

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 M. 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 S.V.P. respectively of the JPMorgan Chase Bank as Trustee, the within named bargainor, a corporation, and that he/she as such S. V. P, 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 6th day of November, 2003.

Commission expires: 3-19-06.

TCC1 P.L. ROBINSON COMM. #1347412 NOTARY PUBLIC - CALIFORNIA SAN DIEGO COUNTY My Comm. Expires March 19, 2006 TCC1

P. L. R.

Notary Public

RETURN TO:

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