SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/04 10:23 2pgs
Fees:13.00 Taxes:155.40

20040102-0000295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/25/04

(AFFIX SEAL)

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

f-1575

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberts Real Estate LLC	Roberts Real Estate LLC	105-11-0-210.00
(NAME) 201 Thompson Lane St. 200	(NAME) 201 Thompson Lane St. 200	
(ADDRESS) Nashville TN 37211	(ADDRESS) Nashville TN 37211	
(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 Roberts Real Estate LLC, 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:

Being the southerly 20 feet of Lot No. 8 and the northerly 48 feet of lot No. 10 of Aldrich Bros., and Myers Subdivision, of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said portions of lot No. 8 and Lot No. 10 front 68 feet on the westerly margin of Byrum Avenue and extend back between parallel lines a distance of 150 feet to a proposed 15 foot alley.

Being part of the same property conveyed to Shelton Walker and wife, Angela Walker deed from B.B. Doubleday, Jr. of record in Instrument 20020408-0042477, Register's Office Davidson County, Tennessee. Said property further conveyed to Shelton Walker by Quit Claim Deed from Angela Walker of record in Instrument 20020620-0074712, 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 2143/2145 Byrum Avenue, Nashville, TN 37203
(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 Roberts Real Estate LLC and their 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 29th day of December, 2003.

JPMorgan Chase Bank, As Trustee

By: _____

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 V. P. respectively of the JPMorgan Chase Bank, As Trustee, the within named bargainor, a corporation, and that he/she as such 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 29th day of December 2003.

Commission expires:

Ann Elizabeth Hayes
Notary Public

ERIN ELIZABETH HAYES
Commission # 1362099
Notary Public - California
San Diego County
My Comm. Expires Jun 24, 2006

RETURN TO:

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