SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
JACK CASE WILSON
WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 01/08/04 10:03 2pgs
Fees:13.00 Taxes:185.00

20040108-0003073

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

f-1486

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery L. Adams	Jeffrey L Adams	82-8-166
(NAME)	(NAME)	
1242 Pierce Street	1242 Pierce Street	
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94115	San Francisco, CA 94115	
(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, Deutsche Bank Trust Company Americas, F/K/A Bankers Trust Company, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jeffery L. Adams a single person, 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:

Land in Davidson County, Tennessee, being the easterly 75 feet of Lots No. 170, 171, and 172 of Block 1 in F.O. Beasley's McFerrin Addition to East Nashville, of record in Book 57, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Deutsche Bank Trust Company Americas, F/K/A Bankers Trust Company, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20030925-0142007, 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 905 Marina Street, 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 Jeffery L. Adams a single person and his assigns, forever.

Said Deutsche Bank Trust Company Americas, F/K/A Bankers Trust Company, 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 Deutsche Bank Trust Company Americas, F/K/A Bankers Trust Company, as Trustee, has executed this deed this 10th day of December, 2003.

Deutsche Bank Trust Company Americas, F/K/A Bankers Trust Company, as Trustee by Residential Funding Corporation

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 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-president respectively of the Residential Funding Corporation as Attorney in Fact for Deutsche Bank Trust Company Americas, F/K/A Bankers Trust Company, 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 10th day of December, 2003.

Commission expires:
3-19-06

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

P-S-R

Notary Public

RETURN TO:

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