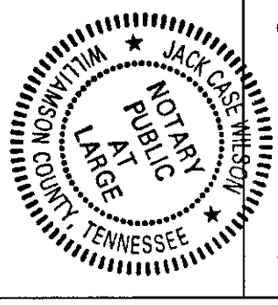
SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/04 08:26 2pgs
Fees:13.00 Taxes:225.70
20040123-0008872



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

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

F-0799

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S&B Management, Inc.	S&B Management, Inc.	112-00-0-67
(NAME)	(NAME)	
121 1st Avenue South	121 1st Avenue South	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO S&B Management, Inc., 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:

TRACT I:
Land in Davidson County, Tennessee, being located in that area of said County commonly referred to as the 9th Civil District and being a portion of Tract or Lot No. 4 in the Travis and Lewis Land Company's unrecorded subdivision of small farms and being a part of the land which was acquired by Associates Financial Services Company of TN, Inc. from said Travis and Lewis Land Company by deed dated May 14, 1957, and of record in Book 2647, Page 563, Register's Office for Davidson County, Tennessee, also being the same property conveyed to Roy W, Evans and wife, by Associates Financial Services Company of TN, Inc., herein by deed dated June 2, 1960 (Book 3074, Page 192) and reclaimed from them by foreclosure proceeding, as set out in Trustee's deed of Claude Callicott, Trustee, dated February 26,1962 (Book 3343, Page 342). Notwithstanding obvious errors in the description contained in said deeds of conveyance, a correct description of the tract herein conveyed is taken from a resurvey of said Tract or Lot 4 made June 4, 1973 by Ronald A. Ramsey, Registered Professional Engineer, and by survey of John Kohl, Surveyor, dated April 2, 1981, as follows:

Beginning at an iron pin in the southerly margin of Manning Hollow Road, this being the Northwesterly, corner of said lot, and now designated as No. 26, Manning Hollow Road, Pegram, Tennessee, 37143, thence generally in a Southerly direction 1290 feet more or less, to an iron pin or concrete monument, this being the Southwesterly corner, thence in a Southeasterly direction (South 59 deg. 19' East) 232 feet, more or less to an iron pin or concrete monument in the Southeasterly corner; thence generally in a Northerly direction 1300 feet, more or less to an iron pin or monument in the Southerly margin of Manning Hollow Road, thence with the Southerly margin of said road North 57 deg. 15' West 95.9 feet, North 61 deg. 15' West 100 feet and North 69 deg. 15' West 13.1 feet to the point of beginning.

Excluded from the foregoing description is that portion of said Tract or Lot 4 which was conveyed to Larry D. Drake, Sr., et ux herein by deed from H.H. Loftis and wife, dated May 25, 1966, of record in Book 4020, Page 697, of the Register's Office of Davidson County, Tennessee.

TRACT II:
Land in the 9th Civil District of Davidson County, Tennessee, being part of Tract No. 4 in Travis and Lewis Land Company's Subdivision of Small farms, not of record, described partly according to a survey made by John M. Sullivan, Engineer, May 11, 1957, as follows:

Beginning on the southerly margin of Manning Hollow Road at the corner of Tracts Nos. 3 and 4, being the northeast corner of the property conveyed to J.W. Hunter and wife, thence with the lines between Tracts 3 and 4, Southerly 605 feet, thence easterly 110 feet, thence northerly 595 feet to the Southerly margin of Manning Hollow Road; thence with the same westerly 105 feet to the beginning.

Being all of the same property conveyed to Bank One, National Association, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20021010-0124009, Register's Office Cheatham 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 4080 Manning Hollow Road, Pegram, TN 37143

(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 S&B Management, Inc. and their assigns, forever.

Said Bank One, National Association, 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, as Trustee, has executed this deed this 9 th day of January, 2004.

Bank One, National Association, as Trustee

By:

WITNESS Lina Kalambayi

Louis A. Amaya

WITNESS Joy Liu

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 VP respectively of the Bank One, National Association, as Trustee, the within named bargainor, a corporation, and that he/she as such VP, 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 9 th day of January, 2004.

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