SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/04 09:27 2pgs
Fees:13.00 Taxes:140.60

20040213-0017243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/24/05

(AFFIX SEAL)

LINDSAY M. LOPEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

F-1664

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Properties, Inc.	Christian Properties, Inc.	72-11-437
(NAME)	(NAME)	
9463 Chesapeake Drive	9463 Chesapeake Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, fka Bankers Trust Company, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Christian Properties, 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:

Being Lot No. 3 on the Plan of Riverside Drive Subdivision of record in Book 974, Pages 60 & 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee by Substitute Trustee's Deed of record in Book 20031223-0182383, 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 2101 Riverside Drive, Nashville, TN 37216

(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 Christian Properties, Inc. and their assigns, forever.

Said Deutsche Bank Trust Company Americas, fka 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, fka Bankers Trust Company, as Trustee, has executed this deed this 23th day of January, 2004.

Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee

By: _____

Louis A. Amaya

CORPORATE 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 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 Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee, the within named bargainor, a corporation, and that he/she as such Louis A. Amaya, 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 23rd day of January, 2004.

Commission expires:

Notary Public

TAMARAN C. S. PRADO
Commission # 1358656
Notary Public - California
San Diego County
My Comm. Expires May 27, 2006

RETURN TO:

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