SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/04 09:51 2pgs
Fees:13.00 Taxes:320.05
20040218-0018448

JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Peggy C. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/04
(AFFIX SEAL)

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

F-1404

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy C Hunter	First Franklin Financial Corporation, a Delaware Corporation	162-13-0-008.00
(NAME)	(NAME)	
428 Cedar Valley Drive	150 Allegheny Center Mall	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pittsburgh, PA 15212	
(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 Peggy C. Hunter and* , 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:

*Husband, Douglas Hunter

Land in Davidson County, Tennessee, being Lot No. 8, on the plan of Revised Section One, Cedarwood Estates, of record in Book 4675, page 62, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed of record in Instrument No. 20030811-0114518, 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 428 Cedar Valley Drive, Nashville, TN 37211
(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 Peggy Hunter, and her 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 30 day of ~~February~~ JAN, 2004.

JPMorgan Chase Bank as Trustee

By: Louis A. Amaya V P

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 JPMorgan Chase Bank 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 ~~30th~~ 30th 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, 2005

RETURN TO:

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