SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/04 13:49 2pgs
Fees:13.00 Taxes:318.20

20040220-0019814

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 $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 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-1243

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Michael Koehler	Mortgage Investors Group, L.P.	092-13-0-235.00
(NAME)	(NAME)	
3903 Nevada Avenue	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Knoxville, TN 37923	
(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 Charles Michael Koehler, a Married Person, 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 part of Block No. 31 on the map of Charlotte Park Company's Second Addition, Extended, as of record in Book 421, page 10, Register's Office of Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Nevada, formerly 3rd Avenue at a point 55 feet West of the Southwest corner of said Avenue and 39th Avenue, North formerly "B" Street; thence with the Southerly margin of Nevada Avenue Westwardley 50 feet; thence Southerly 150 feet to the Northerly margin of an alley; thence with said alley Eastwardly 50 feet; thence Northerly 150 feet to the beginning.

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 Instrument No. 20011127-0129443, 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 3903 Nevada Avenue, Nashville, TN 37209

(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 Charles Michael Koehler, and his/her 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 17th day of February, 2004.

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

By: SHARMEL DAWSON-TYAU

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 SHARMEL DAWSON-TYAU, 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 CASST 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 CASST 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 17nd day of February, 2004.

Commission expires:

MICHELLE MOREY
COMM. # 1281216
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMM. EXP. OCT. 21, 2004

Notary Public

RETURN TO:

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