SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/04 13:53 2pgs
Fees:13.00 Taxes:312.65

20040220-0019818

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 $84,500.00

Jeanne A. Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH 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-1315

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne A. Young	Same	033-11-0-049.00
(NAME)	(NAME)	
821 Hamblen Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 Jeanne A. Young, 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:

Land in Davidson County, Tennessee, being Lot No. 213 on the plat of Primrose Acres, Section 3, of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Henrie Etta Baltimore by deed of record in Book 11501, Page 177, Register's Office Davidson County, Tennessee. Said property further conveyed to Kelly Woods by Final Decree Confirming Sale of record in Instrument No. 20021213-0153795, said Register's Office. Said property further conveyed to Bank One, National Association, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20030531-0073772, said Register's Office. Said property further conveyed to Homecomings Financial Network by Amended Decree for Redemption of record in Instrument No. 20040205-0014042, said Register's Office. Said property also conveyed from Homecomings Financial Network to Bank One, National Association, as Trustee, by Quit Claim Deed of record in Instrument No. ~~_____~~ 20040220-0019817, being recorded simultaneously herewith.

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 821 Hamblen Drive, Madison, TN 37115
(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 Jeanne A. Young, and her 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 16th day of February, 2004.

Bank One, National Association, as Trustee

By: _____

Sharmel Dawson-Tyau Asst VP

RESIDENTIAL

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 Asst V-P respectively of the Bank One, National Association, as Trustee, the within named bargainor, a corporation, and that he/she as such Sharmel Dawson-Tyau, 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 16th day of February, 2004.

Commission expires:

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

Notary Public

RETURN TO:

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