BOX #14A
G#16931-2

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/10/05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/17/04 08:40 2pgs
Fees:13.00 Taxes:528.73
20040317-0030011

JOHN T. COOK
WILLIAMSON COUNTY, TENN.

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

F-1268

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee:	MAP-PARCEL NUMBERS
K. Caroline Portis-Jenkins and Aaron Jenkins	Union Planters Bank, N.A.	091-15-0-085.00
(NAME)	(NAME)	
223 53rd Avenue North	P. O. Box 2127	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Memphis, TN 38101-2127	
(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 K. Caroline Portis-Jenkins 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:

* Aaron Jenkins, wife and husband,

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being part of Block No. 14 on the Plan of Realty Savings Bank & Trust Company's revised plan of the West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, Register's Office for said County, described as follows: Beginning in the Westerly margin of 53rd Avenue North, formerly 12th Street at a point 270 feet South of the Southerly margin of Nevada Avenue, thence with the Westerly margin of 53rd Avenue North, Southwardly 50 feet to the Northeast corner of Lot Nos. 21 and 22 of the Realty Savings Bank & Trust Company's revised plan, as of record in Book 1130, Page 51, said Register's Office; thence with the Northerly line of said Lot No. 1, Westwardly 136 feet , more or less, to the Easterly margin of the Right-of-Way of a proposed spur track of the N.C. & St. L. Railway; thence with said right-of-way northwardly 50 feet thence eastwardly 137 feet, more or less, to the beginning.

Being all of the same property conveyed to Mortgage Electronic Registration Systems, Inc. by Substitute Trustee's Deed of record in Instrument No. 20030520-0068560, Register's Office Davidson County, Tennessee. Said property further conveyed to Bank One, National Association, as Trustee by deed of record in Instrument No. 20040317003001 0, said Register's Office, 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 223 53rd Avenue North, 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 Aaron Jenkins and wife, Caroline Jenkins 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 5th day of March, 2004.

Bank One, National Association, as Trustee

By:

SHARMEL DAWSON-TYAU
ASST VP

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 VP respectively of the Bank One, National Association, as Trustee, the within named bargainor, a corporation, and that he/she as such asst 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 5th day of March, 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