SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/04 13:34 2pgs
Fees:13.00 Taxes:305.25

20040413-0041383

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Donald M. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2004.

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Darlene Short
Notary Public

MY COMMISSION EXPIRES: 11-25-07
(AFFIX SEAL)

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

f-1407

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald M. Richardson	Homecomings Financial Network	075-08-0-170.00
(NAME)	(NAME)	
691 Frankfort Drive	2101 Rexford, St. 168'W	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37086	Charlotte, NC 28211	
(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 Donald M. Richardson, a unmarried 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 Lot No. 520 on the plan of Tulip Grove, Section Nine, of record in Book 4675, Page 135, Register's Office for Davidson County, to which plan reference is made for a more complete and accurate description.

Being all of the same property conveyed to Mortgage Electronic Registration Systems, Inc. by Substitute Trustee's Deed of record in Instrument No. 20030807-0112934, Register's Office Davidson County, Tennessee. Further, by Special Warranty Deed to Bank One, National Association, as Trustee by Instrument recorded simultaneously herewith at Instrument # 20040413-0041382, said Register's Office.

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 691 Frankfort Drive, Hermitage, TN 37076

(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 Donald M. Richardson and their assigns, forever.

Said Bank One, National Association, As Trustee , warrant 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, have executed this deed this 26th day of March, 2004.

Bank One, National Association, As Trustee

By: _____

_____

_____

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Hovley, 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 Brentwood, Tennessee this 26th day of March, 2004.

Commission expires:

Notary Public

MARY FAULKNER M. STEPHENSON
Commission # 1351972
Notary Public - California
San Diego County
My Comm. Expires Apr 16, 2006

RETURN TO:

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