SPECIAL WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 04/15/04 15:44 2pgs
Fees:13.00 Taxes:502.83

20040415-0042688

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TERASINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2004

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

f-1579

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Gary W. Bailey	Same ~~HomeBanc Mortgage Corporation~~	053-14-0-A-018.00CO
(NAME)	(NAME)	
1649 Comanche Run	~~P.O. Box 105338~~	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	~~Atlanta, GA 30348~~	
(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 Gary W. Bailey, a Single 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. 18 on the Final Plat of The Woods of Neeley's Bend, Phase 1 – First Revision, as of record in Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being that same property conveyed to Deutsche Bank Trust Company Americas, FKA Bankers Trust Company, as Trustee by Substitute Trustees Deed from Priority Trustee Services of TN, LLC, Substitute Trustee dated October 30, 2003, of record in Instrument #20031112-0165381, 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 1649 Comanche Run, 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 Gary W. Bailey and their assigns, forever.

Said Deutsche Bank Trust Company Americas, FKA Bankers Trust Company, 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 Deutsche Bank Trust Company Americas, FKA Bankers Trust Company, as Trustee, have executed this deed this ~~9th~~ 14th day of ~~April~~ March, 2004.

Deutsche Bank Trust Company Americas, FKA Bankers Trust Company, 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 Vice Pres 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 Asst Vice Pres, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th 19th day of March April, 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