SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

Joslyn Springer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2004.

Lori C. Warren
Notary Public

MY COMMISSION EXPIRES: 6-3-06

(AFFIX SEAL)

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

F-1780

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Properties, Inc.	Christian Properties, Inc.	043-11-0-103.00
(NAME)	(NAME)	
9463 Chesapeake	9463 Chesapeake	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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 Christian Properties, Inc., 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 the Southerly 50 feet of Lot No. 103 on the unrecorded Plan of Tracts 1 and 13 of the Anderson Estates, said tract being a part of a recorded plan of the Anderson Estates, of record in Book 1130, Page 37, Register's Office of Davidson County, Tennessee, and said part of said lot described according to a survey made by Anderson and Gee Surveyors, dated August 5, 1964, as follows: BEGINNING at a point on the Westerly margin of McArthur Drive 662.08 feet Northerly from a concrete monument at the N.W. corner of McArthur Drive and Old Hickory Boulevard, said point being the common corner of Lots 102 and 103 of said subdivision; thence Westerly with the dividing line between Lots Nos. 102 and 103, 159.5 feet to a point, thence 4 deg. 50' East 50 feet to a point; thence Eastwardly and parallel with the dividing line between Lots Nos. 102 and 103, 157 feet more or less, to a point on the West margin of McArthur Drive; thence Southerly with the Westerly margin of McArthur Drive, 50 feet to the point of beginning.

Being all of the same property conveyed to Bank One, National Association, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20040206-0014566, 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 115 1/2 McArthur 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 Christian Properties, Inc. and his/her/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 12th day of April, 2004.

Davidson County DEEDWARR
Recvd: 05/11/04 15:07 2pgs
Fees:13.00 Taxes:101.75

20040511-0054116

Bank One, National Association, as Trustee

By: Sharmel Dawson

SHARMEL DAWSON, SVP

FUNDING CORPORATION 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 ASST VP respectively of the Bank One, National Association, as Trustee, the within named bargainor, a corporation, and that he/she as such ~~CHAIR~~ VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 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