SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/04 14:37 2pgs
Fees:13.00 Taxes:281.20

20040514-0057036

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

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

F-1931

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc Barclay	Marc Barclay	158-04-0-A-095.00CO
(NAME) 217 South Ashford Ct	(NAME) 217 South Ashford Ct.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, First Tennessee Bank, N.A. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Marc Barclay and wife, Krissa Barclay, 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. 90 on the plan of Revised Section Two Otterwood, revised as of record in Book 6900, Pages 598-602, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to First Tennessee Bank, N.A. by Substitute Trustee's Deed dated June 26, 2003, of record in Instrument No. 20030626-0088565, Register's Office for 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 34 Park Meadows, Nashville, TN
(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 Marc Barclay and wife, Krissa Barclay and his/her/their assigns, forever.

Said First Tennessee Bank, N.A., 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 First Tennessee Bank, N.A., has executed this deed this 10th day of May, 2004.

For: First Tennessee Bank, N.A.

By: Adrienne Lundy, REO Specialist

STATE OF TENNESSEE

COUNTY OF Knox

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rowena Lundy, 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 REO Specialist respectively of the First Tennessee Bank, N.A., the within named bargainor, a corporation, and that he/she as such REO Specialist, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2004.

Commission expires:
March 4, 2006

Notary Public

NOTARY PUBLIC AT LARGE ANDERSON CO. TENN.

RETURN TO:

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