SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/6/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 05/20/04 14:36 2pgs
Fees:13.00 Taxes:86.95

20040520-0059605

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

F-1133

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvester J. Lee II	Same	093-15-0-318.00
(NAME)	(NAME)	
2540 Old Matthews Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, JPMorgan Chase Bank, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sylvester J. Lee II, Single 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 part of Lot No. 5 in the Nashville University Plan of Lots of record in Book "U", Page 212, described as follows:

BEGINNING on the western margin of Market Street at John Thompson's Northwest corner; running thence eastwardly with said Thompson's north line 90 feet; more or less, to the dividing alley between Market and LaFayette Streets; thence northwardly with said alley 30 feet, more or less, to Bowers Alley; thence along said last mentioned alley, westwardley 90 feet to Market Street; and thence southwardly with said Street, 30 feet to the place of beginning.

Being all of the same property conveyed to JPMorgan Chase Bank, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20030305-0028704, 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 1008 2nd Avenue South, Nashville, TN 37210

(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 Sylvester J. Lee II and his/her/their assigns, forever.

Said JPMorgan Chase Bank, 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 JPMorgan Chase Bank, as Trustee, has executed this deed this 5th day of May, 2004.

JPMorgan Chase Bank, as Trustee

By:

TERRI ACIERNO 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 TERRI ACIERNO 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 JPMorgan Chase Bank, 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 this 5th day of May, 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