VAT Book 64/

# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/04 11:07 2pgs
Fees:13.00 Taxes:313.28

20040526-0061749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,671.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2004.

Notary Public At Large DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

My Commission Expires 9-22-

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

f-1195

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry W. Robertson | Sebring Capital Partners | 043-11-0-217.00 |
| (NAME) | (NAME) | |
| 118-A Archwood Drive | 4000 International Pkwy #3000 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, Tennessee 37115 | Carrollton TX 75007 | |
| (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, F/K/A, The First National Bank of Chicago, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jerry W. Robertson and wife, Mary J. Robertson, 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. 2 on the plan of Resubdivision of Lot 9, Lot 4 Anderson Estates, of record in Book 6200 page 845 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Bank One, National Association, F/K/A, The First National Bank of Chicago, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20030404-0044740, 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 118-A Archwood 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 Jerry W. Robertson and wife, Mary J. Robertson and his/her/their assigns, forever.

Said Bank One, National Association, F/K/A, The First National Bank of Chicago, 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, F/K/A, The First National Bank of Chicago, as Trustee, has executed this deed this 21st day of May, 2004.

Bank One, National Association, F/K/A, The First National Bank of Chicago, as Trustee

By:

Louis A. Amaya

Vice Pres

FUNDING CORPORATION C.F.A.L.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Louis A. Amaya, 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 Vice Pres respectively of the Bank One, National Association, F/K/A, The First National Bank of Chicago, as Trustee, the within named bargainor, a corporation, and that he/she as such Vice Pres, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 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