SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/04 10:51 2pgs
Fees:13.00 Taxes:599.40

20040601-0063635

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Randy Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

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

F-1088

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Allen	First Franklin Financial Corporation	150-03-0-364.00
(NAME)	(NAME)	
3445 Shakertown Road	112 TownPark Drive Ste. G-150	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Kennesaw GA 30144	
(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 Randy Allen and wife, Tonya Allen, 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 all of Lot 418, on the plan of Section Nine "The Country" of record in Book 6900, Page 285 & 296, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Vernon H. Williams, Jr. and wife, Debra Bush Williams by deed dated July 27, 1998 from Donald Charles Crew and wife, Gay W. Crew of record in Book 11040, page 287, Register's Office for Davidson County, Tennessee and being further conveyed to Bank One, National Association, F/K/A The First National Bank of Chicago, As Trustee by Substitute Trustee's Deed, dated August 4, 2003, of record in Instrument No. 20030905-0130129, 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 3445 Shakertown Road, Antioch, TN 37013

(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 Randy Allen and wife, Tonya Allen and his/her/their assigns, forever.

Said Bank One, National Association, F/K/A The First National Bank of Chicago, As Trustee, covenants 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:

Bill Mueller, VP

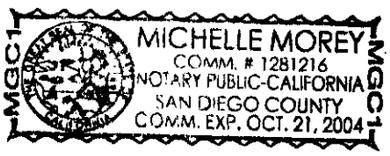
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared B. Mocker, 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 VP 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 VP, 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

RETURN TO:

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