# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

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

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5/30/08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/01/04 14:23 2pgs
Fees:13.00 Taxes:327.45

20040601-0063913

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

Return to:
**All-Star Title, Inc.**
**120 Donelson Pike, Ste 201**
**Nashville TN 37214**
Ph: (615) 883-[illegible] Fax: (615) 883-7543

F-1627

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leonard Rowan | Leonard Rowan | 070-02-0-36.01 |
| (NAME) | (NAME) | |
| 2846 Buena Vista Pike | 2846 Buena Vista Pike | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37218 | Nashville TN 37218 | |
| (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 Leonard Rowan, unmarried 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 parts of Lots Nos. 13 and 15 of Sarah A. McIntosh Subdivision of Lots No. 7-8-9-10-11- and Part of 12, 13 & 14, , of record in Book 332, Page 71, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of the New Buena Vista Highway 150 feet southerly from the southerly margin of Stoker Lane; thence in a northeasterly direction 250 feet; thence in a southerly direction 53 feet, more or less, to a point; thence south 81 degrees 25' west 250 feet to the easterly margin of said Highway; thence with said Highway, north 23 degrees east 50 feet to the point of beginning.

Being the same property conveyed to Bank One, National Association, as Trustee by Substitute Trustee's Deed, dated November 18, 2003, of record in Instrument Number 20031125-0170995, 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 2846 Buena Vista Pike, Nashville, TN 37218

(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 Leonard Rowan 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 5th day of May, 2004.

Bank One, National Association, as Trustee

By: _____

TERRI ACIERNO

_____

_____

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 Bank One, National Association, 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