STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,900.00

Affiant

SPECIAL
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/04 10:13 2pgs
Fees:13.00 Taxes:92.13
20040629-0076889

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JUNE, 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-1258

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Wear	Same	58-16-19
(NAME)	(NAME)	
5018 Franklin Pike		58-16-18
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 Howard Wear* 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:

*married

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Tract A: Land in Davidson County, Tennessee, being Lot No. 25 of Block "CC" on the revised map of Fairview Subdivision of record in Book 1130, Page 54, Register's Office for said County. Said Lot No. 25 fronts 75 feet on the easterly side of Cedar Circle and runs back between parallel lines 296.2 feet to a dead line. Tract B: Land in Davidson County, Tennessee, being Lot No. 24 and the southerly 15 feet of Lot No. 23 on the Block "CC" on the revised plan of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for said County. Said lot and part of said lot adjoin and front together 90 feet on the east side of Cedar Circle and runs back between parallel lines, 296.2 feet to a dead line.

Being all of the same property conveyed to Bank One, National Association, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20030516-0067243, 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 4024 Cedar Circle, 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 Howard Wear 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 21st day of June, 2004

Bank One, National Association, as Trustee

By:

Louis A. Amaya 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 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 VP respectively of the Bank One, National Association, 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 June, 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