SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/04 08:44 2pgs
Fees:13.00 Taxes:355.20

20040908-0108163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/11/08

(AFFIX SEAL)

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

F-1727

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Properties	-SAme-	072-03-0-067.00
(NAME)	(NAME)	
1207 McChesney Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Christian Properties,

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 the easterly half of Lot No. 218 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 218 fronts 50 feet on the northerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

Being all of the same property conveyed to Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20040723-0088264, 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 1207 McChesney Avenue, Nashville, TN 37216

(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 Christian Properties and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas, fka Bankers Trust Company, 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 Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee, has executed this deed this 12th day of August, 2004.

Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee

By: _____

Sharmel Dawson-Tyau

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 Sharmel Dawson-Tyau, 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 Deutsche Bank Trust Company Americas, fka Bankers Trust Company, 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 12th day of August 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