SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Mark Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Sept., 2004.

Notary Public

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

Davidson County DEEDWARR
Recvd: 09/30/04 14:40 2pgs
Fees:13.00 Taxes:221.63
20040930-0118046

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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

F-2166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Warren	National Bank of Commerce	071-04-0-174.00
(NAME)	(NAME)	
146 Gordon Terrace	P. O. Box 30046	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Durham, NC 27702-3046	
(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, JPMorgan Chase Bank as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Mark A. Warren, a single person,
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:

Land in Davidson County, Tennessee, being part of Lot No. 42 on the Plan of John L. Gordon and wife Subdivision, as of record in Book 843, Page 61, Register's Office for Davidson County, Tennessee and being part of Lots Nos. 2 and 3 as shown on a survey showing a division of said Lot No. 42 by Loyd Scobey, Jr., Engineer, November 26, 1947, as follows:

Beginning on the southerly margin of Gordon Terrace, 145 feet west of an iron pin in the northeast corner of Lot No. 42 and also being the northwest corner of the property conveyed to Hayden A. Bryant, and wife, by deed from Clyde L. Morris, of record in Book 1676, Page 447, said Register's Office, thence with Bryant's west line southwardly 210 feet; thence westwardly 64.8 feet; thence northwardly 210 feet to the southerly margin of Gordon Terrace; thence with the southerly margin of said Terrace, eastwardly 64.8 feet to the beginning.

Being the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed, dated June 24, 2004, of record in Instrument No. 20040708-0081416, Register's Office for Davidson County, Tennessee.

Mark A. Warren and Mark Warren are one in the smae person.

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 146 Gordon Terrace, Nashville, TN 37207
(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 Mark A. Warren, a single person and his/her/their assigns, forever.

Said JPMorgan Chase Bank 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 JPMorgan Chase Bank as Trustee, has executed this deed this 23rd day of August, 2004.

JPMorgan Chase Bank 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 Vice Pres respectively of the JPMorgan Chase Bank 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 23rd day of August, 2004.

Commission expires:

Notary Public

MARY FAULKNER M. STEPHENSON
Commission # 1351972
Notary Public - California
San Diego County
My Comm. Expires Apr 18, 2006

RETURN TO:

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