SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/04 13:00 2pgs
Fees:13.00 Taxes:270.10

20041005-0119787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF ___, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 23, 2007

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

F-2244

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Krause	USAA Federal Savings Bank	043-07-0-066.00
(NAME)	(NAME)	
305 Myatt Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio, TX 78288	
(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, Mortgage Electronic Registration Systems, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert Krause,
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, being Lot No. 28 on the plan of Section Two, Archwood Acres, as of record in Book 2331, Page 12, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description:

Beginning on the easterly margin of Myatt Drive at the corner of Lots No. 27 and 28; thence with the line betweeen said two lots eastwardly 240 feet to the corner of Lots Nos. 26, 27, and 28: thence with the line between lots Nos. 26 and 28, eastwardly 159.21 feet to a concrete monument: thence S 18 deg. W. 35.5 feet to the corner of Lots Nos. 28 and 29; thence with the line between the two lots westwardly 354.22 feet tot the easterly margin of Myatt Drive; thence with the same, southwardly 130 feet to the beginning.

Included in the above description, but excluded from this conveyance is the following described parcel of land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 4423, Page 900, said Register's Office:

A strip of land in the 11th Council manic District of Metropolitan Government of Nashville & Davidson County, Tennessee, Being Part of Lot NO. 28 on the plan of Section Two, Archwood Acres, as of record in Book 2331, Page 12, Register's Office for said County.

Said part of Lot No. 28 fronts 130 feet on the present East margin of Myatt Drive and extends back between parallel lines 10 feet to points on the new relocated East margin of Myatt Drive which it measures 130 feet thereon.

Being the same property conveyed to Mortgage Electronic Registration Systems Inc. by Substitute Trustee's Deed dated June 24, 2004, of record in Instrument No. 20040712-0082922, Register's Office for Davidson County, Tennessee.

NOTE: Prior deed did not contain correctly stated legal description.

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 305 Myatt Drive, Madison, TN 37115

(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 Robert Krause and his/her/their assigns, forever.

Said Mortgage Electronic Registration Systems, Inc., 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 Mortgage Electronic Registration Systems, Inc., has executed this deed this 8th day of September, 2004.

Mortgage Electronic Registration Systems, Inc.

as witness

By:

Tami Flores
Asst. Secretary

Ashraf R. Ibrahim
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGLES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ashraf R. Ibrahim, 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 Mortgage Electronic Registration Systems, Inc., 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 8th day of September, 2004.

Commission expires: 7-26-08

Notary Public

P. A. MARQUEZ
Commission # 1503642
Notary Public - California
Los Angeles County
My Comm. Expires Jul 26, 2008

RETURN TO:

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

REGISTRAR, PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072