SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/04 13:44 2pgs
Fees:13.00 Taxes:335.22

20041222-0152312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,600.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

F-2122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tony V. Caruthers	New Owner	063-02-0-053.00
(NAME)	(NAME)	
1505 Mohawk Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 fka Chase Manhattan Bank as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Tony V. Caruthers and Era Jordon, 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 the Davidson County, Tennessee, Being Lot No. 84 on the plan of Nawakwa Hills, Powwow Addition, Section No. 3, of record in Plat Book 974, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to JPMorgan Chase Bank as Trustee fka Chase Manhattan Bank as Trustee by Substitute Trustee's deed dated June 10th 2004 of record at Instrument No. 20040825-0102629, 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 1505 Mohawk Trail, 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 Tony V. Caruthers and Era Jordon and his/her/their assigns, forever.

Said JPMorgan Chase Bank as Trustee fka Chase Manhattan 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 fka Chase Manhattan Bank as Trustee, has executed this deed this 22nd day of November, 2004.

JPMorgan Chase Bank as Trustee fka Chase Manhattan Bank as Trustee BY Residential Funding Corporation, Attorney in Fact:

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 oath(s) acknowledged himself to be the ASST VP of Residential Funding Corporation, the Attorney in Fact of Bank One, National Association, as Trustee, f/k/a The First National Bank of Chicago, As Trustee, the within named bargainor, a corporation, and that she as such ASST VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by virtue of that Limited Power of Attorney of record in Instrument No. 20020415-0046166, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 26th day of October, 2004.

Commission expires:

Notary Public

TAMARAH C. S. PRADO
Commission # 1358656
Notary Public - California
San Diego County
My Comm. Expires May 27, 2006

RETURN TO:

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