SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/04 08:41 2pgs
Fees:13.00 Taxes:207.20

20041229-0153445

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

F-2396

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	New Owner	080-08-0-232.00
(NAME)	(NAME)	
2819 Gallatin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 372 18		
(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, Chase Manhattan Mortgage Corporation SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Leland D. Watts,
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 13th Civil District of Davidson County, Tennessee, being Lot No. 86 on the Plan of Section Four, Bordeaux Hills, of record in Book 3600, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chase Manhattan Mortgage Corporation by Substitute Trustee's Deed dated March 19, 2003 of record in Instrument No. 20030324-0038345, and Substitute Trustee's Deed dated September 2, 2004, of record in Instrument No. 20040909-0108884, Register's Office for 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 3218 Mayer Lane, 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 Leland D. Watts and his/her/their assigns, forever.

Said Chase Manhattan Mortgage Corporation, 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 Chase Manhattan Mortgage Corporation, has executed this deed this 20th day of December, 2004.

Chase Manhattan Mortgage Corporation

By: JOE LANNING, VICE PRESIDENT

FILE BOX 45

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Lanning, 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 President respectively of the Chase Manhattan Mortgage Corporation, the within named bargainor, a corporation, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2004.

Commission expires:

GENA C. ROTTER
Comm. # 1407969
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires March 28, 2007

Gena C Rotter
Notary Public

RETURN TO:

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