SPECIAL WARRANTY DEED

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

F-2377

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rigoberto Manzo	New Owner	108-08-0-264.00
(NAME)	(NAME)	
821 Sandburg Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, Bank One, National Association, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Rigoberto Manzo and Irma L. Manzo, husband and wife,
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 Lot No. 38 on the plan of Section Three Reelfoot, of record in Book 6250, Pages 167 and 168, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Bank One, National Association, as Trustee by Substitute Trustee's deed dated September 2nd 2004 of record at Instrument No. 20041229-0153619, Register's Office Davidson County, Tennessee. Being recorded simultaneously herewith.

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 821 Sandburg Place, Nashville, TN 38214

(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 Rigoberto Manzo and Irma L. Manzo and his/her/their assigns, forever.

Said Bank One, National Association, 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 Bank One, National Association, as Trustee, has executed this deed this 15 day of December, 2004.

Bank One, National Association, as Trustee BY
Residential Funding Corporation, Attorney in Fact

BY:

SHARMEL DAWSON-TYAU

Davidson County DEEDWARR
Recvd: 12/29/04 09:56 2pgs
Fees:13.00 Taxes:436.60

20041229-0153620

RESIDENTIAL FUNDING CORPORATION DELAWARE CORPORATE SEAL 1985

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared ____IEL DAWSON-TYAU____, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ____AVP____ of Residential Funding Corporation, the Attorney in Fact of said Bank One, National Association, as Trustee, the within named bargainor, and that he/she as such ____AVP____, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number __200000316-00270620__ of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 15th day of December 2004.

Ann Elizabeth Hayes
Notary Public

My Commission Expires: 06-24-06

ERIN ELIZABETH HAYES
Commission # 1362099
Notary Public - California
San Diego County
My Comm. Expires Jun 24, 2006

RETURN TO:

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