THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 03/02/05 10:54 2 pg
Fees:13.00 Taxes:213.12
20050302-0022861

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15 day of February, 2005, by and between Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee, hereinafter called Grantor, and Curtiswood, LLC, its successors and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Lots Nos 13, 14 and the westerly 15 feet of Lot No. 15 of Block "B" on the map of Kennaston Estates, as of record in Book 843, page 83, Register's Office of Davidson County, Tennessee. Said Lots Nos 13, 14 and part of Lot No. 15 front together 115 feet on the southerly side of Roosevelt Street, and runs back between parallel lines, 139 feet to a dead line.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20040713-0083131, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this

15 day of February, 2005.

BY: _____

TITLE: AVP

STATE OF California

COUNTY OF San Diego

Before me, the undersigned Notary Public in and for said County and State, personally appeared ~~SHARMEL DAWSON-TYAU~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the AVP, of Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee, and acknowledged that he/she as AVP, being authorized so to do, executed and delivered the foregoing instrument on behalf of Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee, AVP, attorney in fact, as the free act and deed of the within named ~~SHARMEL DAWSON-TYAU~~.

Witness my hand and Official Seal at office this 15 day of February, 2005.

MICHELLE MOREY
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008

_____
Notary Public

My Commission Expires:

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Property Address: 208 Roosevelt Avenue,. Madison, TN 37115
Parcel # 43-5-145 and 43-5-146

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: **BOB MILLER**
4010 IROQUOIS AVENUE
NASHVILLE, TN 37205

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ WILLIAMSON
The actual consideration or true value, whichever is greater, for this transfer is $ 57,600.00

_____
Affiant

~~SUBSCRIBED AND SWORN~~ TO BEFORE ME, THIS THE 28 DAY OF February, 2005.

_____
Notary Public
My Commission Expires:

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008

1810-057975-LC