SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/05 10:36 2 pgs
Fees:13.00 Taxes:155.40

20050309-0026114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

Notary Public

MY COMMISSION EXPIRES: 7/11/06

(AFFIX SEAL)

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

F-2645

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Properties, Inc.	-Same-	052-01-0-256.00
(NAME)	(NAME)	
9463 Chesapeake		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee and Custodian by: Saxon and Mortgage Services, Inc. fka Meritech Mortgage Services, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Christian Properties, Inc.
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. 11 of Block "B" on the plan of the Resubdivision of Power & Roth Subdivision which is a pert of the Madison Park Subdivision of record in Book 843, Page 75, 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 Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee and Custodian by: Saxon and Mortgage Services, Inc. fka Meritech Mortgage Services, Inc. by Substitute Trustee's deed dated November 18th 2004 of record at Instrument No. 20041202-0143468, 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 739 Oakdell Avenue, 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 * and his/her/their assigns, forever.

*Christian Properties Inc.

Said Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee and Custodian by: Saxon and Mortgage Services, Inc. fka Meritech Mortgage Services, 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 Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee and Custodian by: Saxon and Mortgage Services, Inc. fka Meritech Mortgage Services, Inc., has executed this deed this 1ST day of February, 2005.

Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee and Custodian by: Saxon Mortgage Services, Inc. fka Meritech Mortgage Services, Inc.

By: _____

Scot Kaiser

STATE OF Colorado

COUNTY OF Denver

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Scot Kaiser, 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 Asst Vice President respectively of the Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee and Custodian by: Saxon and Mortgage Services, Inc. fka Meritech Mortgage Services, Inc., the within named bargainor, a corporation, and that he/she as such Asst. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of February, 2005.

Commission expires:

4-12-08



Michelle Graham

Notary Public

RETURN TO:

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