SPECIAL WARRANTY DEED

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,847.00

Sonya M. Merrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

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

F-2593

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya M. Merrell	Long Beach Mtg Co.	071-12-0-166.00
(NAME)	(NAME)	
728 Chickasaw Avenue	P.O. Box 2941	
(ADDRESS)	(ADDRESS)	
Nasville, TN 37207	Chatsworth, CA 91313-2941	
(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, f/k/a The First National Bank of Chicago, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sonya M. Merrell, a single woman

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, State of Tennessee, described as follows, to-wit:

Being Lot No. 66, on the Plan of Victory Heights Subdivision, of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee by Substitute Trustee's Deed, of record in Instrument No. 20041108-0134436, 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 728 Chickasaw Avenue, Nashville, TN 37207

(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 Sonya M. Merrell and his/her/their assigns, forever.

Said Bank One, National Association, f/k/a The First National Bank of Chicago, 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, f/k/a The First National Bank of Chicago, as Trustee, has executed this deed this 4th day of March, 2005.

Davidson County DEEDWARR
Recvd: 04/07/05 15:10 2 pgs
Fees:13.00 Taxes:247.33

20050407-0038504

Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee BY Residential Funding Corporation, Attorney in Fact

BY:

Sharmel Dawson-Tyau

RESIDENTIAL FUNDING CORPORATION

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 Sharmel Dawson-Tyau, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst VP of Residential Funding Corporation, the Attorney in Fact of said Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee, the within named bargainor, and that he/she as such Asst VP, 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 or in Instrument Number 200003160027062O of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 4 day of March, 2005

Notary Public

My Commission Expires: _____

MARY FAULKNER M. STEPHENSON
Commission # 1351972
Notary Public - California
San Diego County
My Comm. Expires Apr 16, 2006

RETURN TO:

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