SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/05 08:13 2 pgs
Fees:13.00 Taxes:222.00
20050630-0075099

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 $60,000.00

Emma West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2005.

Notary Public

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

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

F-2044

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma L. West	Sun Trust Mtg, Inc.	147-07-0-bB-041.00 CO
(NAME)	(NAME)	
4958 Edmondson Pike Condominium H-40	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Baltimore, MD 21279-0041	
(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, fka The First National Bank of Chicago, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Stephen E. Degenhardt, an unmarried person, Emma L. West, an unmarried person, 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:

The following described real property, in Davidson County, Tennessee to wit; Unit No. H-41, parcel No. 41 in Woodlea Place Townhouses of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being same property conveyed to Bank One, National Association, fka The First National Bank of Chicago, as Trustee by Substitute Trustee's Deed dated May 6, 2004, of record in Instrument No. 20040520-0059217, 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 4958 Edmondson Pike Condominium H 41, Nashville, TN 37211

(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 Stephen E. Degenhardt, an unmarried person, Emma West, an unmarried person and his/her/their assigns, forever.

Said Bank One, National Association, fka 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, fka The First National Bank of Chicago, as Trustee, has executed this deed this 6th day of June 2005.

Bank One, National Association, fka The First National Bank of Chicago, as Trustee BY Residential Funding Corporation, Attorney in Fact

BY:

AVP Terri Acierno

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 Terri Acierno, 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, fka The First National Bank of Chicago, 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 2000031600270620 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 6 day of June, 2005

Notary Public

My Commission Expires: _____

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

RETURN TO:

Jack Case Wilson Title Associates
7100 Executive Center Drive
Brentwood, Tennessee 37027