RETURN TO: SATURN & MAZER TITLE SERVICES, INC. SP43955
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 File Box " 7 "

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/05 13:49 2 pgs
Fees:13.00 Taxes:66.60
20050707-0078470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June 2005.

Notary Public

MY COMMISSION EXPIRES: 5/25/06

(AFFIX SEAL) NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

F-3174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jillian Etherington	**SAME**	071-08-0-040.00
(NAME) 1817 Jefferson St	(NAME)	071.08.0 040.00
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, Chase Manhattan Bank USA, N.A. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jillian Etherington, **a single 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:

Being the easterly 50 feet of Lot No. 59 and the easterly 50 feet of the northerly part of Lot no. 56 on the map of J.B. Haynies Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 59 fronts 50 feet on the southerly side of Duke Street and together with said part of Lot No. 56 runs back between parallel lines 100 feet, more or less, to a dead line.

Being all of the same property conveyed to Chase Manhattan Bank USA, N.A. by Substitute Trustee's deed dated April 15th 2005 of record in Instrument No. 20050418-0042884, 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 334 Duke Street, Nashville, TN 38207

(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 Jillian Etherington and his/her/their assigns, forever.

Said Chase Manhattan Bank USA, N.A., 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 Chase Manhattan Bank USA, N.A., has executed this deed this 23rd day of May, 2005.

SHERYL PEGLER, REO SPECIALIST
AS Witness

Chase Manhattan Bank USA, N.A.

By: JOE LANNING, VICE PRESIDENT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Lanning, 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 Vice President respectively of the Chase Manhattan Bank USA, N.A., the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 2005.

Commission expires:

GENA C. ROTTER
Comm. # 1407969
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires March 28, 2007

Gena C. Rotter
Notary Public

RETURN TO:

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