SPECIAL WARRANTY DEED

Map 30-B

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-26-07

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/29/05 12:02 2 pgs
Fees:13.00 Taxes:462.50

20050729-0088921

F-3077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Stakelbeck	Owner	008-00-0 201.00
(NAME)	(NAME)	
8099 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Joelton TN 37080		
(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, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Tracy Stakelbeck,
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:

Beginning at an iron pin rod set by Ray Cole R.L.S. and lying on the westerly margin of Whites Creek Pike, said iron rod also being a common property corner of the Smiley Tract and the Forrest Grove Methodist Church Cemetery as of record in Deed Book 157, Page 352, Register's Office for Davidson County, Tennessee; thence leaving the westerly margin of Whites Creek Pike and with the Smiley/Cemetery common property line North 85 degrees 07 minutes 26 seconds West and distance of 936.68 feet to an iron rod set by Ray Cole R. L. S.; thence South 06 degrees 10 min. 18 sec. East and a distance of 447.10 feet to a new iron rod set according to the said Ray Cole Boundary Survey, said new iron rod being common to the said Smiley, Forrest Grove Methodist Church Cemetery Tracts and the HE Baxter tract as of record in Deed Book 4868, Page 517, said Register's Office; thence with the Smiley/Baxter common property line North 84 degrees 29 minutes 43 seconds West and a distance of 250.99 feet to a new iron rod set on the property line as established on the Ray Cole Survey; thence leaving the Smith/Baxter property line North 09 degrees 05 minutes 28 seconds East and a distance of 507.43 feet to a new iron rod; thence South 85 degrees 07 minutes 26 seconds East and a distance of 328.00 feet to a new iron rod; thence North 74 degrees 13 minutes 30 seconds East and a distance of 622.74 feet to a new iron rod lying on the westerly margin of Whites Creek Pike as established on the Ray Cole Boundary Survey; thence with the said westerly margin South 23 degrees 07 minutes 02 seconds East and a distance of 328.00 feet to the point of beginning. Survey done by Ray Cole R.L.S. #924, 328 West Drive, White House TN, dated February 24, 1995.

Being the same property conveyed to Bank One National Association, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20050413-0041115, 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 8099 Whites Creek Pike, Joelton, TN 37080

(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 Tracy Stakelbeck and his/her/their assigns, forever.

Said Bank One, National Association, 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, as Trustee, has executed this deed this 11th day of July, 2005.

Bank One, National Association, as Trustee BY
Residential Funding Corporation, Attorney in Fact

By: _____

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, 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 Book _____, Page _____ or in Instrument Number 20000316-0027062 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 8 day of July, 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, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027