SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

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

F-3327

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pablo Reyes	Same	7-14-296
(NAME)	(NAME)	
512 Spann Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/17/05 10:31 2 pgs
Fees:13.00 Taxes:185.00

20050817-0097552

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 Pablo Reyes, married 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 Lot No. 4 on the Plan of Queen Avenue Re-subdivision, a re-subdivision of the J.B. Haynies Oriental Plan, of record in Plat Book 6200, Page 625, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate 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 dated April 28, 2005 and recorded in Instrument No. 20050513-0054488, Register's Office for Davidson County, Tennessee. Said deed being re-recorded in Instrument NO. , simultaneously herein.

~~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 321 Queen 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 Pablo Reyes 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 15th day of August, 2005.

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

By:

Its: 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, f/k/a The First National Bank of Chicago, as Trustee, the within named bargainor, and that he/she as such Terri Acierno, 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 at Instrument Number 200031600270620 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 5th day of August, 2005

Notary Public

My Commission Expires: 3-19-06.

TCC P.L. ROBINSON
COMM. #1347412
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires March 19, 2006 TCC

RETURN TO:

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