Davidson County DEEDWARR
Recvd: 09/13/05 16:16 2 pgs
Fees:13.00 Taxes:493.95
20050913-0110279

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12 day of August, 2005 by and between BANK ONE, NATIONAL ASSOCIATION, F/K/A THE FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE, its successors and assigns, hereinafter called Grantor, and Christi L. Johnson, a(n) unmarried person, her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Primrose Acres, Section 2, of record in Book 2900, Page 44, Register's Office for said County, described as follows: Beginning at a point in the northwesterly margin of Graycroft Avenue, the common corner of Lots 152 and 153; thence with the line between said lots, northwestwardly 281 feet to a point; thence northeastwardly 146 feet to a point in the southwesterly margin of Apple Valley Road; thence with the margin of the same, southeastwardly 256 feet to a point, the beginning of a curve; thence southwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the northwesterly margin of Graycroft Avenue; thence with the margin of the same, southwestwardly 121 feet to the point of beginning.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20050527-0059923, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this

12 day of August, 2005.

BANK ONE, NATIONAL ASSOCIATION, F/K/A THE FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE

BY: _____

TITLE: Terri Acierno, AVP

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Terri Acierno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AVP of Residential Funding Corporation, as attorney in fact for BANK ONE, NATIONAL ASSOCIATION, F/K/A THE FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of BANK ONE, NATIONAL ASSOCIATION, F/K/A THE FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE as its attorney in fact and as the free act and deed of the within named BANK ONE, NATIONAL ASSOCIATION, F/K/A THE FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE.

Witness my hand and seal, this 12 day of August, 2005.

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

_____
Notary Public

My commission expires:

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Property Address: 1021 North Graycroft Avenue, Madison, TN 37115
Parcel # 33-16-19

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Christi L. Johnson
1021 N. Graycroft Ave,
Madison, TN 37115

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $133,500.00

Carrie Tiesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF September, 2005.

_____
Notary Public
My Commission Expires: