SPECIAL WARRANTY DEED

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Nov., 2005.

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

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

F-3628

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Tucker	Same	008-027.22
(NAME)	(NAME)	
1729 24th Avenue		
(ADDRESS)	(ADDRESS)	
Tulahoma, TN 37388		
(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 Thomas W. Tucker, 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:

Land in Davidson County, Tennessee, being Lot No. 124 on the Map of Cobb's Subdivision of Lot No. 6 of the Hardings Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bank One, National Association, As Trustee by Substitute Trustee's Deed dated July 21, 2005 and recorded in Instrument No. 20050805-0092795, Register's Office for Davidson County, Tennessee.
Being all of the same property conveyed to Bank One, National Association, As Trustee by Quit Claim deed from John Thomas Witherspoon of record in Instrument No. 20051201-0144243, Register's Office Davidson County, Tennessee.
Being recorded simultaneously herewith.

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 1729 24th Avenue, Nashville, TN 38208
(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 Thomas W. Tucker 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 18th day of November, 2005.

Davidson County DEEDWARR
Recvd: 12/01/05 09:07 2 pgs
Fees:13.00 Taxes:74.00
20051201-0144244

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

BY: _____

Bill Mueller VP

SEAL 1985 RESIDENTIAL FUNDING CORPORATION OKLAHOMA

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 Bill Mueller, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP 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 VP, 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 18th day of November, 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