PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

SPECIAL

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **October, 2001** between **WASHINGTON MUTUAL BANK, FA** , GRANTOR, and **DAVID O. JONES, an unmarried man** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING Lot No. 278 on the Plan of Joywood Heights, Section Two, as of record in Book 1130, page 92 and 93, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Washington Mutual Bank, FA by Substitute Trustee's Deed from Clifton E. Darnell, Substitute Trustee of record in Instrument No. 20010514-0049467, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 1130, page 92 and 93; any and all easements, right of ways, restrictions, zoning regulations, setback lines, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Davidson County DEEDWARR
Recvd: 11/12/01 11:46 2pgs
Fees:13.00 Taxes:166.50

20011112-0123826

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever. ****

WITNESS my hand on the day and year first above written.

**** But this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto. Wherever used, singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WASHINGTON MUTUAL BANK, FA
Signature of Seller
JANE GOYETTE, ASST. VICE PRESIDENT

BY CHASE MANHATTAN MORTGAGE CORP.
AS ATTORNEY-IN-FACT

SEAL

CORPORATE
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

Before me, TAMRA OWENS, a Notary Public of said State and County aforesaid, personally appeared JANE GUYETTE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be ASST V. PRESIDENT of * [redacted], the within named bargainor, a corporation, and that he/she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as AVP. on behalf of Washington Mutual Bank, F.A.

Witness my hand and seal, at office in SAN DIEGO, this the 5th day of October, 2001.

*Chase Manhattan Mortgage Corp. as attorney in fact for Washington Mutual Bank, F.A. per Limited Power of Attorney being recorded simultaneously herewith

Notary Public TAMRA OWENS

My Commission Expires: 08/21/04

TAMRA OWENS
COMM. #1274704
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Aug. 21, 2004

Name and Address of Property Owner:

DAVID O. JONES
141 DELLWAY DRIVE
NASHVILLE, TN 37207

Property Address:

141 DELLWAY DRIVE
NASHVILLE, TN 37207

Person Responsible for Taxes:

Countywide 4500 Park Granada Calabasas CA 91302-1613

Parcel #:
map 60-16
parcel 96.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **October, 2001.**

Notary Public

My Commission Expires: _____

CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER CTY, TENN.

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

6/7/04