Davidson County DEEDWARR
Recvd: 01/22/02 13:57 2pgs
Fees:13.00 Taxes:288.60
20020122-0008528

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 6th day of June, 2001 by and between **THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, N. A. (FORMERLY KNOWN AS TEXAS COMMERCE BANK, N. A.), AS CUSTODIAN**, party of the first part, and Alfred Jackson & wife Bernadette Jackson, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot No. 111, Joywood Heights, Section 1, as shown on plan of record in Plat Book 1130, Page 91 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No. 20010302-0019832 in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for all matters of record, including plan of record in Book 1130, Page 91 in the Register's Office of **Davidson** County, Tennessee; year 2001 property taxes and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, N. A. (FORMERLY KNOWN AS TEXAS COMMERCE BANK, N. A.), AS CUSTODIAN
By: Meritech Mortgage Services, Inc., its attorney in fact

By: _____
Printed Name: Mealnie Colton
Title: Vice President

STATE OF _Texas_____
COUNTY OF__Tarrant_____

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Melanie Colton, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of **Meritech Mortgage Services, Inc.**, a corporation, which caused this instrument to be executed on behalf of **THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, N. A. (FORMERLY KNOWN AS TEXAS COMMERCE BANK, N. A.), AS CUSTODIAN,** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, N. A. (FORMERLY KNOWN AS TEXAS COMMERCE BANK, N. A.), AS CUSTODIAN**

WITNESS my hand, at office, this 6th day of June, 2001.

H FARES-WAGNER
Notary Public, State of Texas
My Commission Expires 03-19-03

H. Fares-Wagner
Notary Public

Commission Expiration: 3/19/03

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10109

MAIL TAX BILLS TO:
First Franklin Financial Corp
2150 N. First Street
San Jose, CA 95131

PROPERTY ADDRESS:
543 Norton Avenue
Nashville, Tennessee 37207

TAX PARCEL ID NUMBER: Map 71 8 Parcel 165

PROPERTY OWNER AND ADDRESS:
Alfred Jackson
543 Norton Avenue
Nashville, Tennessee 37207

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $78,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Priscilla C. Mitchell
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 13 DAY OF December, 2001.

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

COMMISSION EXPIRATION: July 24 2001

This Deed prepared with information furnished by Realty Title and Escrow. Commitment No. 02-0105-41069

F:\USERS\CHRIS\ChaseMeritech Docs\SWD.Chase Man. Chase Bank of Texas.Meritech-James Street.Shelby Co.wpd