RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of June, 2002 by and between **JPMORGAN CHASE BANK (FORMERLY KNOWN AS THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION, FORMERLY KNOWN AS TEXAS COMMERCE BANK, NATIONAL ASSOCIATION)**, party of the first part Tony Carletello and wife, Stacy L. Carletello 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 18, of the Plan of Foundry Heights, Section I, as of record in Plat Book 3600, Page 16 in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record in Instrument Number 20020520-0061430 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 subdivision restrictions, building lines and easements of record, including Plan of record in Book 3600, Page 16 in the Register's Office of **Davidson** County, Tennessee; and year 2002 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.

JPMORGAN CHASE BANK (FORMERLY KNOWN AS THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION, FORMERLY KNOWN AS TEXAS COMMERCE BANK, NATIONAL ASSOCIATION as trustee and custodian.)
By: Saxon Mortgage Services, Inc., fka Meritech Mortgage Services, Inc., It's attorney in fact,

By: Donna Gosbee
Printed Name: Donna Gosbee, Vice President

Davidson County DEEDWARR
Recvd: 07/22/02 10:54 2pgs
Fees:13.00 Taxes:258.63
20020722-0087610

STATE OF __Texas_____
COUNTY OF__Tarrant_____

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared _____ __Donna Gosbee__, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the __Vice President__ of **Saxon Mortgage Services, Inc. fka Meritech Mortgage Services, Inc,. attorney in fact** for on behalf of **JPMORGAN CHASE BANK (FORMERLY KNOWN AS THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION, FORMERLY KNOWN AS TEXAS COMMERCE BANK NATIONAL ASSOCIATION as trustee and 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 **JPMORGAN CHASE BANK (FORMERLY KNOWN AS THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION, FORMERLY KNOWN AS TEXAS COMMERCE BANK NATIONAL ASSOCIATION and trustee and custodian.)**

WITNESS my hand, at office, this 25th day of June, 2002.

H. Fares-Wagner
Notary Public

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

Commission Expiration: 3-19-03

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10905

PROPERTY ADDRESS:
521 Foundry
Nashville, Tennessee

TAX PARCEL ID NUMBER: Map 90-12;Parcel 310.00

PROPERTY OWNER AND ADDRESS:
Tony Carletello
521 Foundry Drive
Nashville, TN 37209

MAIL TAX BILLS TO:
Tony Carletello
1226 Old Charlotte Pike
Pegram, TN 37143

STATE OF TENNESSEE
COUNTY OF Davidson

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 $ 69,900.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Tony Carletello
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF July, 2002.

Mitchell A. Watts
NOTARY PUBLIC

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee

COMMISSION EXPIRATION: 10/12/05

This Deed prepared with information furnished by Chicago Title Insurance Company
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