BOOK 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

Davidson County DEEDWARR
Recvd: 12/18/02 11:52 3pgs
Fees:18.00 Taxes:172.05
20021218-0156146

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of November, 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 and Thomas C. Smythe and Miriam S. Gerber 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:

See Exhibit A

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record in Instrument No. 20020628-0078383 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 matters of record, including Easement in Instrument No. 200007140069919; and matters shown on plan of record in Book 161, Page 172; all 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)
By: Saxon Mortgage Services, Inc. (fka Meritech Mortgage Services, Inc.)

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

STATE OF Texas
COUNTY OF Tarrant

Before me, the undersigned Notary Public of the aforesaid County and State, personally 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.** 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),** 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 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)**

WITNESS my hand, at office, this 21st day of November, 2002.

HELEN L. HANCOCK
MY COMMISSION EXPIRES
MARCH 5, 2005

Notary Public

Commission Expiration: March 5, 2005

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10982

PROPERTY ADDRESS:
914 Douglas Avenue
Nashville, Tennessee 37206

TAX PARCEL ID NUMBER: Map 72-13, Parcel 320

PROPERTY OWNER AND ADDRESS:
Thomas SMYTHE
1309 CALVIN Ave
NASHville TN 37206

MAIL TAX BILLS TO:
OWNER

STATE OF TENNESSEE
COUNTY OF _____

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 $ 46,500 , WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

C.A. WAECHTER NOTARY PUBLIC

SUBSCRIBED AND SWORN BEFORE ME THIS 2 DAY OF December, 2002.

NOTARY PUBLIC

COMMISSION EXPIRATION: 5-4-03

This Deed prepared with information furnished by Chicago Title Insurance Company
F:\USERS\CHRIS\JPMorgan Docs\SWD.Douglas.Davidson Co..doc

Exhibit A

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 32 on the Map of Sharpe and Horns 4th Addition to Nashville, of record in Book 161, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of Lot No. 32 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to JP Morgan Chase Bank f/k/a The Chase Manhattan Bank, successor by merger to Chase Bank of Texas, N.A. f/k/a Texas Commerce Bank, N.A., as Custodian, by deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, of record as Instrument No. 20020628-0078383, Register's Office for Davidson County, Tennessee.

Included in the above described property, but specifically excluded therefrom is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Sheila D. Nixon, unmarried, of record in Instrument No. 20000714-0068819, Register's Office for Davidson County, Tennessee.