Davidson County DEEDWARR
Recvd: 08/25/03 10:46 2pgs
Fees:13.00 Taxes:343.73

20030825-0122911

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 13 day of August, 2003 by and between **JP MORGAN 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**, party of the first part Jeremy M. Boczulak 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 1, Colewood Acres, Section 6, as of record in Book 6200, Page 289 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 * ~~20030409-0047626~~ in the Register's Office of **Davidson** County, Tennessee. *200304090047526

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 6200, Page 289 and Easements in Book 6315, page 984 and Book 6315, page 987 in the Register's Office of **Davidson** County, Tennessee; and year 2003 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.

JP MORGAN CHASE BANK (FKA THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION, FKA TEXAS COMMERCE BANK, NATIONAL ASSOCIATION), as Trustee and Custodian
By: Saxon Mortgage Services, Inc. (fka Meritech Mortgage Services, Inc.), its attorney-in-fact

By: Wayne Biver
Printed Name: Wayne Biver
Title: Vice President

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Wayne Biver, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the of Vice President **Saxon Mortgage Services, Inc.** on behalf of **JP MORGAN 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 **JP MORGAN 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 13th day of August, 2003.

Notary Public

Commission Expiration:_____

HELEN L. HANCOCK
MY COMMISSION EXPIRES
MARCH 5, 2005

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF11669

PROPERTY ADDRESS:
274 Tusculum Road
Antioch, Tennessee

TAX PARCEL ID NUMBER: Map 162;Parcel 232.00

PROPERTY OWNER AND ADDRESS:
Jeremy Boczulak
3621 Westbrook Ave.
Nashville, TN 37205

MAIL TAX BILLS TO:
Westminster Mortgage Corp.
4800 Street Road
Trevose, PA 19053

STATE OF TENNESSEE
COUNTY OF Williamson

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 $ 92,900.00 , WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 19 DAY OF August , 2003.

NOTARY PUBLIC

COMMISSION EXPIRATION: 11/30/04

NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

This Deed prepared with information furnished by Chicago Title Insurance Company
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