Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2028-078
1585030373

Davidson County DEEDWARR
Recvd: 12/01/03 10:59 3pgs
Fees:18.00 Taxes:192.03
20031201-0172372

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 18th day of November, 2003, by Chase Manhattan Mortgage Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Luther M. Phippin and Kenneth C Phippin, Jr., Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 of the Final Plat, Second Resubdivision, of Reserve Parcel "B" of E.A. Lindley Resubdivision, the Plat being of record in Plat Book 6200, Page 927, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to Chase Manhattan Mortgage Corporation by Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee filed September 8, 2003, as Instrument No. 20030908-0130551, in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 3028 Hillside Road, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

SEE ATTACHMENT

Chase Manhattan Mortgage Corporation

BY: JOE LANNING, VICE PRESIDENT

ITS:

Acknowledgment

State of CALIFORNIA)

)ss.

County of SAN DIEGO)

On this day before me, a Notary Public, personally appeared JOE LANNING, VICE PRESIDENT, **to me personally well-known, who acknowledged that he/~~she~~ is the** ~~JOE LANNING, VICE PRESIDENT~~, **of Chase Manhattan Mortgage Corporation, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 18th **day of November, 2003.**

SHERYL PEGLER
Commission # 1424915
Notary Public - California
San Diego County
My Comm. Expires Jun 15, 2007

Notary Public

My commission expires

(Seal)

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, $ 51,900.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of November, 2001.

Notary Public

PAMELA GRAY ADDISON NOTARY PUBLIC LARGE SHELBY COUNTY, TN

My commission expires:

(Seal)

MY COMMISSION EXPIRES: September 13, 2005

Property owner and party responsible for payment of taxes:
Luther M. Phippin
3028 Hillside Road
Nashville, TN 37207

Parcel #060-08-0-091.00

Return to:

Associates Closing and Title
A Division of Wilson & Associates, PLLC
1521 Merrill Dr., Suite D220
Little Rock, AR 72211.9809