SSB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Subscribed and sworn to before me, this 15th day of June, 2004.

Affiant

Notary Public

My Commission Expires: 5/29/25

J. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/04 12:49 2pgs
Fees:13.00 Taxes:388.50
20040622-0073787

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Jack E. Crouch 7257 Bidwell Road Joelton, Tennessee 37080 MAP & PARCEL NO. 014-00-0/046.09	ACCESS NATIONAL MORTGAGE 1800 ROBERT FULTON DR. STE 350 RESTON, VA 20191

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Chase Manhattan Mortgage Corporation

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jack E. Crouch

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in the 14th Civil District of Said county and State, described according to a survey made by D. E. Boner and E. Medlin, Surveyors, April 12, 1963, as Follows: Beginning at a point on the westerly margin of Bidwell Road North 2 degrees 30 minutes east 3850 feet from the northwest corner of said road and Old Clarksville Pike, thence with the Westerly margin of said road, North 2 degrees 29 minutes West 150 feet, thence North 87 degrees 30 minutes west 791.52 feet; thence South 2 degrees 29 minutes west 150 feet; thence South 87 degrees 30 minutes East 791.48 feet to the beginning.

Being the same property conveyed to Chase Manhattan Mortgage Corporation by Trustee's Deed from Robert M. Wilson Jr., as Successor-Trustee, dated April 21, 2004, and filed of record on May 26, 2004, in Instrument No. 20040526-0061615, Register's Office for Davidson County, Tennessee.

Commonly known as: 7257 Bidwell Road, Joelton, Tennessee 37080

THIS IS IMPROVED PROPERTY KNOWN AS: *7257 Bidwell Road Joelton, Tennessee 37080*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO

WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 3 DAY OF JUNE, 2004.

Chase Manhattan Mortgage Corporation
By: Chase Manhattan Mortgage Corp. as attorney-in-fact

by: JOE LANNING, VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOE LANNING, VICE PRESIDENT **who, upon oath, acknowledged him/herself to be the** JOE LANNING, VICE PRESIDENT **of CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal at office on this the 3rd day of June, 2004.

My Commission Expires:

Notary Public

SPECIAL WARRANTY DEED