Box 13
#8067

Davidson County DEEDWARR
Recvd: 06/24/04 11:48 3pgs
Fees:18.00 Taxes:47.73

20040624-0075156

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of June, 2004 by and between **JPMORGAN CHASE BANK F/K/A THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION, F/K/A TEXAS COMMERCE BANK , N.A. AS TRUSTEE AND CUSTODIAN**, party of the first part, and Paul Rigby, 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. 20040520-0059216, 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 and other matters of record, including matters appearing on plan in Book 332, Page 127 in the Register's Office of Davidson County, Tennessee; and year 2004 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 NATIONAL BANK N.A.), AS TRUSTEE AND CUSTODIAN
By: Saxon Mortgage Services, Inc., fka Meritech Mortgage Services, Inc., its attorney in fact

By: Brenda Wagner
Printed Name: Brenda Wagner
Title: AVP

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Brenda Wagner, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the A V P of **Saxon Mortgage Services, Inc., fka Meritech Mortgage Services, Inc.**, a corporation, which caused this instrument to be executed on behalf of **JPMORGAN CHASE BANK F/K/A THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION, F/K/A TEXAS COMMERCE BANK , N.A. 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 F/K/A THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION, F/K/A TEXAS COMMERCE BANK , N.A. AS TRUSTEE AND CUSTODIAN.**

WITNESS my hand, at office, this 8th day of June, 2004.

Marque DeRenzo
Notary Public

Commission Expiration: 5/28/06

MARQUE DERENZO
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12725

PROPERTY ADDRESS:
512 Newton Street
Nashville, Tennessee 37209

TAX PARCEL ID NUMBER: 091-14-008.00

PROPERTY OWNER AND ADDRESS:
Paul Rigby
49 Twin Street
Nashville TN 37209

MAIL TAX BILLS TO:
New owner

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 $12,900, 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 11th day of June, 2004.

Beth Triplett
Notary Public

Commission Expiration: 5/28/06

This Deed prepared with information furnished by Chicago Title Insurance Company, Volunteer Title Co
P:\USERS\CHRIS\JPMorgan Docs\SWD.Newton.Davidson Co.wpd

EXHIBIT A

Tract I: Land in Davidson County, Tennessee, being the southerly 25 feet of the westerly 125 feet of Lot No. 187 on the Plan of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for Davidson County. Said part of Lot No. 187 fronts 25 feet on the easterly side of Newton Avenue and extends back between parallel lines 125 feet to a dead line.

Tract II: A tract or parcel of land located in Davidson County, Tennessee, and being the westerly 125 feet of the northwesterly part of Lot 187 on the Map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for Davison County, Tennessee. Said part of Lot No. 187 fronts 25 feet on the easterly side of Newton Avenue and runs back between parallel lines 125 feet to a dead line, measuring 25 feet thereon.