**THIS INSTRUMENT PREPARED BY:**
**ARNOLD M. WEISS - DISC 7816**
**Attorney at Law**
**208 Adams Avenue**
**Memphis, TN 38103**
**(901) 526-8296**

Davidson County DEEDWARR
Recvd: 09/03/04 14:46 2pgs
Fees:13.00 Taxes:961.63
20040903-0107156

# SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25th day of August, 2004 by and between JPMorgan Chase Bank as Trustee, hereinafter called Grantor, and Eugene A. Gallagher and Marie C. Gallagher, their heirs and assigns, hereinafter called Grantee;

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1-B on the Plan of zone Lot Division of Lots 1, 2 & 3 a re-subdivision of Lot 32, Russwood Heights, as of record in Book 6250, page 335, said Register's Offices as revised in Book 6250, page 879, said Register's Office to which plan reference is hereby made more a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20040405-0037767, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 12 day of August, 2004.

BY: _____

TITLE: _____

**Sharmel Dawson-Tyau** Asst VP

STATE OF California

COUNTY OF San Diego

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Sharmel Dawson-Tyau** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Asst Vice Pres, of JPMorgan Chase Bank, as Trustee, the within named bargainor, a Corporation, and that such Asst Vice Pres executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Asst Vice Pres.

Witness my hand and Official Seal at office this 12 day of August, 2004.

Notary Public

My Commission Expires:

MARY FAULKNER M. STEPHENSON
Commission # 1351972
Notary Public - California
San Diego County
My Comm. Expires Apr 18, 2006

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Property Address: 208 LaVista Drive, Nashville, TN 37215
Parcel #131-5-53

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: Eugene Gallagher and Marie C. Gallagher
208 LaVista Drive
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 259,900.00

Eugene Gallagher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2004.

Notary Public
My Commission Expires:

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

1810-055506-LC