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

After recording return to:
Gober Title & Escrow
4989 Lebanon Pike
Old Hickory, TN 37138
Ph. 615-232-5939

Davidson County DEEDWARR
Recvd: 09/17/04 14:41 2pgs
Fees:13.00 Taxes:355.20
20040917-0112351

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of August, 2004 by and between JP Morgan Chase Bank as Trustee, hereinafter called Grantor, and Frank E. Hardy, his 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:

Being Lot No. 14 on the Plan of Northbrook, Phase Two, Final Plat of record in Plat Book 9700, page 769, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20040423-0046727, 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 25 day of August, 2004.

BY: _____

TITLE: _____

Louis A. Amaya

VP

1840-055662-LC

STATE OF California

COUNTY OF San Diego

Before me, the undersigned Notary Public in and for said County and State, personally appeared Louis A. Amaya 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 Vice, of JP Morgan Chase Bank as Trustee, the within named bargainor, a Corporation, and that such Vice executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice.

Witness my hand and Official Seal at office this 25 day of August, 2004.

Notary Public

MARY FAULKNER M. STEPHENSON
Commission # 1351972
Notary Public - California
San Diego County
My Comm. Expires Apr 16, 2008

My Commission Expires:

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Property Address: 3853 Northbrook Drive
Nashville, TN 37207

Parcel # 50-6-103

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: Frank E. Hardy
3853 Northbrook Drive
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 96,000.00

Frank E. Hardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2004.

Tina Nichols
Notary Public
My Commission Expires: 6/28/08

TINA NICHOLS
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

1840-055662-LC