THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 10/06/04 14:09 2pgs
Fees:13.00 Taxes:134.68
20041006-0120578

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of October, 2004 by and between JPMorgan Chase Bank as Trustee, hereinafter called Grantor, and J. Steven St. John and wife, Monica S. St. John, 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. 5-A, Zone Lot Division of Lot 5 of the resubdivision of Lot 5 of Cherokee Park Subdivision of record in Book 6200, page 255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20040303-0023935, 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 1 day of October, 2004.

BY: _____

TITLE: ASST VP SHARMEL DAWSON-TYAU

STATE OF CA

COUNTY OF SD

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 SHARMEL DAWSON-TYAU asst VP, of JPMorgan Chase Bank as Trustee, the within named bargainor, a Corporation, and that such asst VP SHARMEL DAWSON-TYAU executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as asst VP.

Witness my hand and Official Seal at office this 1 day of October, 2004.

Notary Public

My Commission Expires:

MICHELLE MOREY
COMM. # 1281216
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMM. EXP. OCT. 21, 2004
MGC1

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Property Address: 6204 B Louisiana Avenue, Nashville, TN 37209
Parcel # 091.02-0-064.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: J. Steven St. John and Monica S. St. John
816 Cedar Crest Drive
Nashville, TN 37209

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is $ 36,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2004.

Notary Public
My Commission Expires:

FREDERICA MASON
NOTARY PUBLIC AT LARGE
WASHINGTON CO. TENNESSEE
My Commission Expires

1810-055914-LC