Mail

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Title Associates
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F2005

Davidson County DEEDWARR
Recvd: 10/11/04 11:41 2pgs
Fees:13.00 Taxes:519.85
20041011-0122518

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 20 day of Sept, 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 Milton Wardlow, unmarried, 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:

Lot 102, Re-Subdivision of Lots 100, 101 and 102, Section One on The Plan of Hickory Woods East, as shown on plat of record in Plat Book 9700, Page 690, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record in Instrument No. 20040512-0054466, 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 in Plat Book 9700, Page 690; Easements of record at Instrument No. 20011219-0140020; Book 437, Page 24 and 39 and Book 10153, Page 990; Book 9632, Page 973; Book 5909, Page 915; Book 5897, Page 209 and 224; Book 5935, Page 707 and 719; Book 6008, Page 756; Book 6252, Page 270; Book 6952, Page 830; Book 6954, Page 24; Book 7145, Page 614 and 618; Book 5055, Page 441, Book 7224, Page 642 and Book 8169, Page 571 and 599; Declaration of Covenants, Conditions and Restrictions of record in Book 9678, Page 187 amended at Book 9764, Page 44; Charter of Hickory Woods Homeowner's Association in Book 7857, Page 87 as amended in Book 7876, Page 67 and By-Laws of record in Book 9678, Page 213, all 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: Asst. Vice President

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 Asst. Vice President 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 16th day of September, 2004.

ANN ZUGSCHWERT
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 12/31/2007

Notary Public

Commission Expiration: MY COMMISSION EXPIRES 12/31/2007

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12724

PROPERTY ADDRESS:
4912 Hickory Woods East
Antioch, TN 37013

TAX PARCEL ID NUMBER: Map and Parcel 176-05-0-025.00

PROPERTY OWNER AND ADDRESS:
Milton Wardlow
4912 Hickory Woods Dr
Antioch TN 37013

MAIL TAX BILLS TO:
Long Beach Mtg
1400 S Douglass #100
Anaheim CA 92806
State of Tennessee
County of Williamson

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 $140500.00, which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

MW
Affiant

Subscribed and sworn before me this 30 day of Sept, 2004.

KAREN C. [illegible]
NOTARY PUBLIC
TENN.

Notary Public

Commission Expiration: 7-21-07

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