Return to: Arnold Weiss
208 Adams Avenue
Memphis, TN 38103

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: 10/15/04 13:02 2pgs
Fees:13.00 Taxes:136.90
20041015-0124347

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13th day of October, 2004 by and between JPMorgan Chase Bank as Trustee, hereinafter called Grantor, and Gregory B. Bullard, 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:

A condominium Unit in Davidson County, Tennessee, being Unit No. D-78 on the Plan of Madison Park Condominium, Phase II, according to Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551 and amended in Book 8014, page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, pages 179 through 182, in the Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20040827-0104081, 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 13 day of October, 2004.

BY: _____

TITLE: SHARMEL DAWSON-TYAU VP

1810-056251-LC

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 VP, of JPMorgan Chase Bank as Trustee, the within named bargainor, a Corporation, and that such asst VP 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 12 day of October, 2004.

MICHELLE MOREY
COMM. # 1261216
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMM. EXP. OCT. 21, 2004

Notary Public

My Commission Expires:

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Property Address: 555 North Dupont Avenue, D-78, Madison, TN 37115
Parcel # 43-10-B-78CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: Gregory B. Bullard
1912 Boscobel Street
Nashville, TN 37206-2018

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $37,000.00

Gregory B. Bullard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2004.

Beth Triplett
Notary Public
My Commission Expires: 5/28/06

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

1810-056251-LC