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: 01/03/05 11:28 2 pgs
Fees:13.00 Taxes:456.95
20050103-0000410

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14 day of December, 2004 by and between JPMorgan Chase Bank as Trustee, hereinafter called Grantor, and Jason E. Jarrett, 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 certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 36 on the Plan of Hunters Branch, Section 2-B of record in Book 6900, pages 336 & 337, said Register's Office. Said Lot No. 36 fronts 33.59 feet on the southerly side of Paulson Court and runs back 130.00 feet on the westerly lot line and back on a broken line that measures 132.74 on the easterly lot line to a line in the rear which measures total of 88.01 feet thereon.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20040901-0105509, 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

14 day of December, 2004.

BY: _____

TITLE: asst VP SHARMEL DAWSON-TYAU

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

Witness my hand and Official Seal at office this 14 day of December, 2004.

_____
Notary Public

My Commission Expires:

MARY FAULKNER M. STEPHENSON
Commission # 1351972
Notary Public - California
San Diego County
My Comm. Expires Apr 16, 2006

****

Property Address: 405 Paulson Court, Antioch, TN 37013
Parcel # 172-8-A-36CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: Jason E. Jarrett
405 Paulson Court
Antioch TN 37013

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 123,500.00

Casey Hodges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 2004.

Betty Hodges
Notary Public
My Commission Expires:

BETTY HODGES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007

1810-057054-LC