STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Subscribed and sworn to before me, this 13 day of January, 2005.

My Commission Expires:

Affiant

DEBRA L. MURPHY
REO SPECIALIST

GENA C. ROTTER
Comm. # 1407969
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires March 28, 2007

Notary Public

Davidson County DEEDWARR
Recvd: 01/26/05 09:12 2 pgs
Fees:13.00 Taxes:333.00

20050126-0009465

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Janet L. Curtis 301 Tyler Drive Hermitage, Tennessee 37076 MAP & PARCEL NO. 075-10-0/125.00	3016 LAKESHORE DRIVE OLD HICKORY, TN 37138

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Chase Manhattan Mortgage Corporation

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Janet L. Curtis,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot Number 62 on the Plan of Hermitage Estates, as recorded in Plat Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Commonly known as: 301 Tyler Drive, Hermitage, Tennessee 37076

Being the same property conveyed to Chase Manhattan Mortgage Corporation by Trustee's Deed from Christopher L. Palmer as Successor Trustee, dated December 1, 2004, and filed of record on December 20, 2004, in Instrument No. 20041220-0150654, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *301 Tyler Drive Hermitage, Tennessee 37076*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE

DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 13 DAY OF JANUARY, 2004.

Chase Manhattan Mortgage Corporation

By: Chase Home Finance LLC, Successors by merger to Chase Manhattan Mortgage Corp. as attorney-in-fact

by: JOE LANNING, VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOE LANNING, VICE PRESIDENT, who, upon oath, acknowledged him/herself to be the JOE LANNING, VICE PRESIDENT of CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 13 day of January, 2005.

My Commission Expires:

GENA C. ROTTER
Comm. # 1407969
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires March 28, 2007

Notary Public

SPECIAL WARRANTY DEED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED