THIS INSTRUMENT PREPARED BY:
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SIDWELL & BARRETT, P.C.
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Davidson County DEEDWARR
Recvd: 01/31/05 15:26 2 pgs
Fees:13.00 Taxes:129.50
20050131-0011321

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30 day of January, 2005, by and between JPMorgan Chase Bank, as Trustee, hereinafter called Grantor, and Tommy Sidwell, 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:

Being Lot No. 36 on the plan of the D/T/ McGavock's Addition called D.T. McGavock's Plan of 98 Lot's, of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20041229-0153664, 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

30 day of January, 2005.

BY: _____

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

Witness my hand and Official Seal at office this 30 day of January, 2005.

MICHELLE MOREY
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008

_____
Notary Public

My Commission Expires:

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Property Address: 1702 4th Avenue North, Nashville, TN 37208
Parcel #82-5-71

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Tommy Sidwell
2201 Old Natchez Trace
Franklin TN.

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever ~~is greater~~, for this transfer is $35,000.

_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 2005.

_____
Notary Public
My Commission Expires: