Davidson County DEEDWARR
Recvd: 03/09/05 12:24 2 pg
Fees:13.00 Taxes:180.93

20050309-0026251

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater or this transfer is $48,900.00

Affiant

Subscribed and sworn to before me this 1st day of March, 2005.

Notary Public

My Commission Expires:

KRISTIN NICOLE HOFFMAN
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 10/22/2009

KRISTIN NICOLE HOFFMAN NOTARY PUBLIC NEW JERSEY

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark Scott and Christina Scott, husband and wife (NAME)	SAME (NAME)	71-11-206
1421 Meridian Street (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JP Morgan Chase Bank ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto Mark Scott and Christina Scott, husband and wife ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 362 and 363, on the plan of Highland Land Company's Subdivision, as shown on plat of record in Plat Book 421, Page 14, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to JP Morgan Chase Bank, a corporation, by Substitute Trustee's Deed of Record dated September 28, 2004, in Instrument No. 200410180124629, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

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

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 1st day of March, 2005.

JP Morgan Chase Bank

By: Melissa Dick

This is _____improved property known as 1421 Meridian Street, Nashville, TN 37207.

STATE OF TENNESSEE)
COUNTY OF Davidson) NEW JERSEY BURLINGTON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Melissa Dick A.V.P. (title) for JP Morgan Chase Bank, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that She is the A.V.P. (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this the 1st day of March, 2005.

My Commission Expires: KRISTIN NICOLE HOFFMAN NOTARY PUBLIC OF NEW JERSEY Commission Expires 10/20/2009

Notary Public

Prepared by and Return to:
Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066

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KRISTIN NICOLE HOFFMAN NOTARY PUBLIC NEW JERSEY