Return to Smith Stoker PLLC 846 Conference Dr Ste 4 Goodlettsville, TN 37072

**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: 03/15/05 11:01 2 pgs
Fees:13.00 Taxes:484.70
20050315-0028353

# SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11 day of February, 2005 by and between JPMorgan Chase Bank, as Trustee, hereinafter called Grantor, and Charles Conger, and wife, Claudia Conger, their 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:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows: Being Lot Number 12, on the Plan of Morgan Estates, Section 2, as shown by plat of record in Plat Book 5200, page 26, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete legal description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20041203-0144373, 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

11 day of February, 2005.

BY: _____

TITLE: asst VP

STATE OF CA
COUNTY OF SD

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared TERRI ACIERNO, 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 asst VP of JPMorgan Chase Bank, as Trustee, and who acknowledged that he/she as avp, being authorized so to do, executed and delivered the foregoing instrument on behalf of JPMorgan Chase Bank, as Trustee, attorney in fact, as the free act and deed of the within named TERRI ACIERNO.

Witness my hand and seal, this 11 day of Feb, 2005.

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

_____
Notary Public

My commission expires:

_____

**********

Property Address: 6125 Clarksville Pike, Joelton, TN 37080
Parcel # 21-0-292

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Charles Conger and Claudia Conger
6125 Clarksville Pk
Joelton, TN 37080

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 131,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF February, 2005.

_____
Notary Public
My Commission Expires

RUSSELL MILLIKEN
NOTARY PUBLIC AT LARGE
SUMNER CO. TENN.

1810-057919-LC