SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00 EEC

Eddie Eugene Camp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF April, 2005.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/06/05 08:34 2 pgs
Fees:13.00 Taxes:111.00
20050406-0037497

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-2622

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Eugene Camp	Same	081-10-0-206.00
(NAME) 4009 ~~2401 Santi~~ VALLWOOD DRIVE	(NAME)	
(ADDRESS) Nashville, TN ~~37208~~ 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, JPMorgan Chase Bank as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Eddie Eugene Camp, a Married Person,
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County. Tennessee, and more particularly described as follows, to-wit:

Being part of Lot No. 119 on the map of Cobb's Subdivision of Lot No. 6 of the Harding's Bosley Tract, as of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 119 begins at a point on the line of said lot on Santi Avenue (formerly Rose Street) 26.94 feet west of 24th Avenue, North and runs thence west along Santi Avenue (formerly Rose Street) 126.29 feet to an iron pin at the corner of an alley; thence South along the Easterly side of said alley 87 feet to an iron pin; thence Easterly along the Southerly line of said Lot 119, 123.65 feet to an iron pin (said iron pin being 26.35 feet South from 24th Avenue North) thence in a Northerly direction 60.26 feet to the point of beginning.

Included in the foregoing, but expressly excluded from this conveyance, is the following described tract or parcel:

Beginning at a point on the Southerly margin of Santi Avenue (formerly Rose Street) which point is 83.94 feet West of the Southwest corner of the intersection of Santi Avenue (formerly Rose Street) and 24th Avenue North; thence in Westerly direction along said Santi Avenue (formerly Rose Street) 70.25 feet to the margin of a 15 foot alley; thence in a Southerly direction with the Easterly margin of said alley a distance of 87 feet to a point, being the common corner of Lots Nos. 119 and 120 on said plan; thence in an Easterly direction with the dividing line between Lots 119 and 120 a distance of 62.65 feet to a point; thence North 10 degrees West a distance of 73 feet to the point of beginning.

Being the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed dated November 4, 2004, of record in Instrument No. 20041116-0137138, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2401 Santi, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Eddie Eugene Camp, a Married Person and his/her/their assigns, forever.

Said JPMorgan Chase Bank as Trustee, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said JPMorgan Chase Bank as Trustee, has executed this deed this 30th day of March 2005.

JPMorgan Chase Bank as Trustee BY Residential Funding Corporation, Attorney in Fact

BY: _____

SHARMEL DAWSON-TYAU

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared SHARMEL DAWSON-TYAU, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of Residential Funding Corporation, the Attorney in Fact of said JPMorgan Chase Bank as Trustee, the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number _20020415-0046166__ of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 30 day of March, 2005

Notary Public

My Commission Expires: _____

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

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027