SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

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

F-2133

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy M. Wooden	GMAC Mortgage Corp.	073-12-0-048.00
(NAME)	(NAME)	
2420 Dundee Lane	P. O. Box 780	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Waterloo, IA 50702-0780	
(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 Nancy M. Wooden and husband, Robert E. Wooden 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:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Section One, Sunset View Subdivision as of record in Book 2331, Pages 100 and 101, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JPMorgan Chase Bank As Trustee by Substitute Trustee's Deed dated May 20, 2004, of record in Instrument No. 20040601-0063640, said 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 2420 Dundee Lane, Nashville, TN 37214

(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 Robert E. Wooden and Nancy M. Wooden 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 7th day of March, 2005.

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

BY:

SHARMEL DAWSON-TYAU awp

Davidson County DEEDWARR
Recvd: 04/07/05 15:19 2 pgs
Fees:13.00 Taxes:406.63

20050407-0038521

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 _____, 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 7 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
Ste. 150
Brentwood, Tennessee 37027