Davidson County DEEDWARR
Recvd: 05/03/05 09:12 2 pgs
Fees:13.00 Taxes:414.40
20050503-0048954

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21 day of April, 2005, by and between JPMorgan Chase Bank as Trustee, hereinafter called Grantor, and Stephanie Rust, her 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. 296 on the Plan of Hermitage Hills, Section 4, or record in Plat Book 2900, Page 136, Register's Office for Davidson County, Tennessee, as follows: Said Lot No. 296 fronts 73.75 feet on the northeasterly margin of Bonnabrook Drive and runs back between lines measuring 149.8 feet on the northwesterly side and 151.7 feet on the southeasterly side to a dead line in the rear, on which it measures 93.8 feet.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20041105-0133635, 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

21 day of April, 2005.

JPMORGAN CHASE BANK, AS TRUSTEE

BY: _____

TITLE: Sharmel Dawson-Tyau / AVP

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, and who acknowledged that he/she as _____, executed and delivered the foregoing instrument on behalf of JPMorgan Chase Bank, as Trustee as its attorney in fact and as the free act and deed of the within named JPMorgan Chase Bank, as Trustee.

Witness my hand and Official Seal at office this 21 day of April, 2005.

MICHELE ARCHULETA
Commission # 1541789
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2009

_____
Notary Public

My Commission Expires:

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Property Address: 136 Bonnabrook Drive, Hermitage, TN 37076
Parcel # 75-13-117

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Stephanie Rust
609 Ward Circle
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 112,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2005

_____
Notary Public
My Commission Expires: 07-10-07

LAUREEN M. WATERS
NOTARY PUBLIC AT LARGE
SHELBY CO., TENNESSEE

1810-058725-LC