Davidson County DEEDWARR
Recvd: 06/23/05 11:07 2 pg
Fees:13.00 Taxes:1138.12

20050623-0072193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $307,600.00

Subscribed and sworn to before me, this 17 day of June, 2005.

Valerie Alba
Affiant VALERIE ALBA, REO SPECIALIST

DEBRA L. MURPHY
Commission # 1566409
Notary Public - California
San Diego County
My Comm. Expires Apr 12, 2009

Debra L Murphy
Notary Public

My Commission Expires

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

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
POUND LAMB and wife, ELIZABETH M. LAMB 4527 YANCEY DRIVE NASHVILLE, TN 37215 MAP & PARCEL NO. 130-16-0/049.00	POUND LAMB + ELIZABETH LAMB 4004 SUNNY BROOK DR. NASHVILLE, TN 37205

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHASE MANHATTAN MORTGAGE CORPORATION,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

POUND LAMB and wife, ELIZABETH M. LAMB,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Yancey Subdivision, of record in Book 2330, Page 18, register's Office for said County.

Said Lot No. 6 fronts 56.6 feet on the northwesterly margin of The Cul-De-Sac at the terminous of Yancey Drive and extends back 150.5 feet on the southerly line and 220.0 feet on the easterly line to a broken line in the rear, measuring 404.6 feet thereon.

Being the same property conveyed to Chase Manhattan Mortgage Corporation by Trustee's Quitclaim Deed from Joanne Burton Gregory, as Trustee, dated April 11, 2006, and filed of record on April 22, 2005, in Instrument No. 20050422-0045196, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *4527 YANCEY DRIVE, NASHVILLE, TN 37215*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE

DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 7 DAY OF JUNE, 2005.

Chase Manhattan Mortgage Corp.

by:

JOE LANNING, VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOE LANNING, VICE PRESIDENT, who, upon oath, acknowledged him/herself to be the JOE LANNING, VICE PRESIDENT of CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this the 7 day of June, 2005.

DEBRA L. MURPHY
Commission # 1568609
Notary Public - California
San Diego County
My Comm. Expires Apr 12, 2009

My Commission Expires:

Notary Public

SPECIAL WARRANTY DEED

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067