STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $52,000.00

Subscribed and sworn to before me, this 19th day of June, 2005.

Affiant VALERIE ALBA, REO SPECIALIST

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

Notary Public

# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/05 08:24 2 pgs
Fees:13.00 Taxes:192.40

20050722-0085341

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: |
|---|---|
| Jillian Etherington<br>909 Oneida Avenue<br>Nashville, Tennessee 37207<br><br>MAP & PARCEL NO. 071-12-0/199.00 | JILLIAN ETHERINGTON<br>1817 JEFFERSON ST<br>NASHVILLE, TN 37216 |

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,

Citibank N.A. as Trustee, by Chase Home Finance, LLC successor by merger with Chase Manhattan Mortgage, Corp., as Attorney-in-Fact

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

*Jillian Etherington, a single person*

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Lot 99, Victory Heights, as shown on plat of record in Plat Book 1130, Page 97, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Commonly known as: 909 Oneida Avenue, Nashville, Tennessee 37207

Being the same property conveyed to Citibank N.A. as Trustee, by Chase Home Finance, LLC successor by merger with Chase Manhattan Mortgage, Corp., as Attorney-in-Fact by Trustee's Deed from Christopher L. Palmer as Successor Trustee, dated May 10, 2005, and filed of record on May 13, 2005, in Instrument No. 20050513-0054101, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *909 Oneida Avenue, Nashville, TN 37207*

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 22 DAY OF JUNE, 2005.

Citibank N.A. as Trustee, by Chase Home Finance, LLC successor by merger with Chase Manhattan Mortgage, Corp., as Attorney-in-Fact

By: Chase Home Finance LLC, Successors by merger to Chase Manhattan Mortgage Corp. as attorney-in-fact

CHASE HOME FINANCE LLC SEAL 2004 DELAWARE COUNTY

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 HOME FINANCE LLC, SUCCESSORS BY MERGER TO 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 HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 22 day of June, 2005.

My Commission Expires:

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

Debra L Murphy
Notary Public

SPECIAL WARRANTY DEED