THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 08/04/05 09:09 2 pg:
Fees:13.00 Taxes:323.75
20050804-0091551

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12 day of July, 2005, by and between JPMorgan Chase Bank as Trustee, its successors and assigns, hereinafter called Grantor, and Richard D. Hlavati, a(n) MARRIED person, his 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:

All that certain lot or parcel of land lying and being in Davidson County Tennessee being more particularly described as follows: Being Lot Number 46 on the plan of Phase II Valley View Terrace, of record in Book 5200, Page 119 Register's Office for Davidson County Tennessee to which plat reference is hereby made for a more complete legal description. Said Lot No. 46 fronts 101.48 feet on the easterly margin of Cathy Jo Circle and extends back 177.71 feet on the northeasterly line and 196.62 feet on the southerly line to a dead line in the rear, measuring 36.06 feet thereon.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20041229-0153637, 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

12 day of July, 2005.

JPMORGAN CHASE BANK AS TRUSTEE

BY: _____

TITLE: AVP SHARMEL DAWSON-TYAU

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

BEFORE ME, a Notary Public of the state and county mentioned, 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 AVP of Residential Funding Corporation, as attorney in fact for JPMorgan Chase Bank as Trustee, and who acknowledged that he/she as such, being authorized so to do, 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 12 day of July, 2005.

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

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Notary Public

My Commission Expires:

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Property Address: 521 Cathy Jo Circle, Nashville, TN 37211
Parcel #133-8-141

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Richard D. Hlavati
1329 BUCKINGHAM CIRCLE
FRANKLIN, TN 37064

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF JULY, 2005.

Notary Public
My Commission Expires:

ANITA M. MORTON
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN

MY COMMISSION EXPIRES
October 6, 2007

1810-059613-LC