SPECIAL WARRANTY DEED

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

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

F-2861

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Scott Anderson	First Horizon Home Loan Corp., d/b/a First Tennessee Home Loans	108-03-0-204.00
(NAME)	(NAME)	
3108 Casa Court	P. O. Box 809	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Memphis, TN 38101	
(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 Benjamin Scott Anderson, an unmarried person 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:

Being Lot No. 58-B, Zone Lot Division, Lots 56, 58, 59, 62, 63, 67, and 99, Section Five Patio Villa, as of record in Book 6050, Page 130, as amended in Book 6250, Page 813, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete description.

Being all of the same property conveyed to JPMorgan Chase Bank As Trustee by Substitute Trustee's deed dated January 20th 2005 of record in Instrument No. 20050222-0018928, Register's Office 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 3108 Casa Court, 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 * and his/her/their assigns, forever.

*Benjamin Scott Anderson

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 18 th day of July, 2005.

CORPORATE SEAL 1995

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

By: Olivia Ruiz Olivia Ruiz
Its:

Davidson County DEEDWARR
Recvd: 08/09/05 15:17 2 pgs
Fees:13.00 Taxes:270.10

20050809-0094411

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 Olivia Ruiz, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the V.P. 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 V.P., 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 at Instrument Number 20020415-0046166 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 18th day of July, 2005

Notary Public

My Commission Expires: 3.19.06.

TCC P.L. ROBINSON
COMM. #1347412
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires March 19, 2006 TCC

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027