THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 09/16/05 10:26 2 pgs
Fees:13.00 Taxes:332.63
20050916-0111496

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8 day of September, 2005, by and between JPMorgan Chase Bank as Trustee, its successors and assigns, hereinafter called Grantor, and Huyen N. Trinh, 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:

Being Lot No. 69, on the plan of Haywood Acres, Section I, of record in Book 2900, Page 17, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20050218-0018439, 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

8 day of September, 2005.

JPMORGAN CHASE BANK, AS TRUSTEE

BY: _____

TITLE: Sharmel Dawson-Tyau, VP

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 Vice President 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 seal, this 8 day of September, 2005.

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

_____
Notary Public

My commission expires:

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Property Address: 339 Dade Drive, Nashville, TN 37211
Parcel #148-5-144

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Huyen N. Trinh
1477 RED OAK DR.
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $89,900.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2005.

_____
Notary Public
My Commission Expires:

ANITA M. MORTON
NOTARY PUBLIC AT LARGE
SHELBY COUNTY TN

MY COMMISSION EXPIRES
October 6, 2007

1810-060262-LC