THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 09/27/05 10:36 3 pgs
Fees:18.00 Taxes:621.60
20050927-0115779

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2 day of August, 2005, by and between JPMorgan Chase Bank as Trustee, its successors and assigns, hereinafter called Grantor, and Kevin Crutcher, and wife, Sonya Crutcher, their 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:

See Exhibit "A" Attached: Legal Description

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20050309-0026320, 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

2 day of September, 2005.

JPMorgan Chase Bank as Trustee

BY: _____

TITLE: SHARMEL DAWSON-TYAU AVP

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 seal, this 2 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: 305 Green Acres Drive, Goodlettsville, TN 37072
Parcel #33-14-99

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Kevin Crutcher and Sonya Crutcher
305 Green Acres
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2005.

Notary Public
My Commission Expires: 8/16/08

SONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08

1810-060226-LC

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 112 on the Plan of Pleasant Hill Subdivision Addition, of record in Book 3300, page 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alshendo Brown and wife, Belinda Brown from Patricia Kay Garner Frensley, a single person, by Warranty Deed dated December 1, 2000 and recorded December 8, 2000 in Instrument No. 200012080121304, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 3300, page 7, Register's Office for Davidson County.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Beginning at the point of intersection of the existing northwest margin of I-65 and the northeast boundary of the John H. Cole, etux property; thence with said northeast boundary north 58 degrees 58 minutes 44 seconds west 28.41 feet to a point, said pint being 176.57 feet left of I-65 proposed centerline station 522+55.05; thence with the proposed northwest margin of I-65 north 43 degrees 07 minutes 41 seconds east 194.92 feet to a point, said point beng 148.12 feet left of I-65 proposed centerline station 524+42.58; thence with said existing margin southwesterly 191 feet, more or less to the point of beginning, containing 2,707 square feet and being part of the same property conveyed by Patricia Kay Garner Frensley to Alshendo Brown and wife, Belinda Brown as of record in Instrument No. 2001208-0121304, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to the State of Tennessee from Alshendo Brown and wife, Belinda Brown by Warranty Deed dated December 4, 2001 and recorded December 10, 2001 in Instrument No. 20011210-0135625, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).