SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/05 08:04 2 pgs
Fees:13.00 Taxes:247.90
20051019-0125785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Sep, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-22-08
(AFFIX SEAL)

Karen E. Rutherford Notary Public State of Tennessee Williamson County

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

F-3339

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
*E. Cager Waggoner III	Countrywide Home Loans, Inc.	070-09-006.00
(NAME)	(NAME)	
3205 Alpine Avenue	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Dallas, TX 75266-0694	
(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 Cager Waggoner III, and Bernita Y. Waggoner, husband and wife** 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:

*E **as joint tenants

Land in Davidson County, Tennessee, being part of Lot 18 on the Alpine Terrace Subdivision of record in Book 421, Page 131, in the Register's Office for Davidson County, Tennessee, and more particularly described according to a copy of a survey made by R. R. Sanford, March 9, 1957, as follows:

Beginning at a point on the southwesterly margin of Park Avenue; thence in a northwesterly direction along said margin of Park Avenue 101.2 feet to a point in the southerly margin of Hale Street; thence in a westerly direction 132.3 feet to a point; thence in a southeasterly direction 163 feet, more or less, to a point; thence in a northeasterly direction 90.9 feet to a point in the southwesterly margin of Park Avenue, said point being the point of beginning.

Being the same property conveyed to JPMorgan Chase Bank As Trustee by Substitute Trustee's Deed dated April 21, 2005 and recorded in Instrument No. 20050502-0048359, Register's Office for 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 3205 Alpine Avenue, Nashville, TN 37218

(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 Cager E. Waggoner III and his/her/their assigns, forever.

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 16th day of August, 2005.

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

BY:
Sharmel Dawson-Tyau

RESIDENTIAL FUNDING CORPORATION SEAL DELAWARE 1985

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 Sharmel Dawson-Tyau, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Vice President 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 Sharmel Dawson-Tyau, 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 in Instrument Number 20020415-0046168 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 16 day of August, 2005

Notary Public

My Commission Expires: _____

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

RETURN TO:

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