Box 19-A

SPECIAL WARRANTY DEED

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 11/02/05 14:55 2 pgs
Fees:13.00 Taxes:226.72

20051102-0132742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$63,800.00~~ 61276

x Casee Ohazurike
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF Oct 31, 2005

Notary Public

MY COMMISSION EXPIRES: 6/6/08
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
MORRIS|HARDWICK|SCHNEIDER, 2401 Lake Park Drive, Suite 150, Smyrna, GA 30080 (770) 437-4910

PROPERTY ADDRESS & NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CASEE OHAZURIKE AND PATRICK OHAZURIKE	New South Federal Savings Bank	71-15-120.00
(NAME)	(NAME)	
1312 MERIDAN STREET	210 Automation Way	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, JPMORGAN CHASE BANK AS TRUSTEE BY RESIDENTIAL FUNDING CORPORATION AS ATTORNEY-IN-FACT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, CASEE OHAZURIKE _____ and PATRICK OHAZURIKE _____, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED: BEGINNING AT THE SOUTHWEST CORNER OF EASTMORELAND STREET, (AS SHOWN ON THE MAP EASTMORELAND PLACE, AS OF RECORD IN BOOK 161, PAGE 170, REGISTER'S OFFICE FOR THE COUNTY) AND MERIDAN STREET; THENCE SOUTHERLY WITH THE WESTERLY MARGIN OF MERIDAN STREET 50 FEET; THENCE AT RIGHT ANGLES WESTERLY AND PARALLEL WITH THE SOUTHERLY MARGIN OF EASTMORELAND STREET 140 FEET; THENCE AT RIGHT ANGLES NORTHERLY AND PARALLEL WITH THE WESTERLY MARGIN OF MERIDIAN STREET 50 FEET TO EASTMORELAND STREET; AND THENCE EASTERLY WITH THE SOUTHERLY MARGIN OF EASTMORELAND STREET 140 FEET TO THE BEGINNING.

Being the same prorty conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed of record in Instrument NO. 20050503-0048965, said Register's Office.

This conveyance is made subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, all applicable easements, restrictions, liens and building setback lines of record in DAVIDSON County, Tennessee.

This is ~~unimproved~~ improved x property, known as 1312 Meridian Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of October, 2005.

Witness
MaryJane Cady

JPMORGAN CHASE BANK AS TRUSTEE BY RESIDENTIAL FUNDING CORPORATION AS ATTORNEY-IN-FACT

Sharmel Dawson-Tyau
VICE President

STATE OF CA)

COUNTY OF San Diego)

I, the undersigned Notary Public of the County and State aforesaid, certify that Sharmel Dawson-Tyau (name) V.P (title) of Residential Funding Corporation, as Attorney-in-fact for JPMORGAN CHASE BANK AS TRUSTEE personally came before me this day and acknowledged that Residential Funding Corporation, executed the foregoing and annexed instrument for and in behalf of the said JPMORGAN CHASE BANK AS TRUSTEE and that their authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, Davidson County, Tennessee, and that this instrument was executed under and by virtue of the authority given by said instrument granting Residential Funding Corporation, power of attorney.

I do further certify that said MaryJane Cady (name) Asst. Sec. (title) of Residential Funding Corporation acknowledged the execution of the foregoing and annexed instrument for the purposes therein expressed for an in behalf of the said JPMORGAN CHASE BANK AS TRUSTEE.

WITNESS my hand and notarial seal, this the 24 day of October, 2005.

NOTARY PUBLIC
My commission expires

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

[NOTARY SEAL]