SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

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

F-3675

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louise M. Connor	Same	129M-A-50.00
(NAME)	(NAME)	
100 Richmond Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN. 37138		
(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, JP Morgan Chase Bank as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Louise M. Connor, Unmarried 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. 169 on the Plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sheila Phillips by Warranty Deed from Imogene P. Lucus n/k/a Imogene Parchman **Lucus Rains and spouse, Billy Edward Rains** dated November 7, 2002 and recorded in Instrument No. 20021113-0140639, 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.

Being the same property conveyed to JP Morgan Chase Bank as Trustee of record in Instrument 20050822-0099610 said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 100 Richmond Street, Old Hickory, TN 37138

(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 Louise M. Connor and his/her/their assigns, forever.

Said JP Morgan 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 JP Morgan Chase Bank as Trustee, has executed this deed this 29 day of November, 2005.

JP Morgan Chase Bank as Trustee
BY Residential Funding Corporation, Attorney in Fact

By: _____

Sharmel Dawson-Tyau, VP

FUNDING CORPORATE SEAL 1989 DELAWARE

Davidson County DEEDWARR
Recvd: 12/19/05 10:16 2 pgs
Fees:13.00 Taxes:295.63

20051219-0151643

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 Vice President of Residential Funding Corporation, the Attorney in Fact of said JP Morgan 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 at Instrument Number 20020415-0046166 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 29th day of November, 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