SPECIAL WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

JEFFREY HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER IS $82,000.00~~ $82,400.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-23-09

(AFFIX SEAL)

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

F-3333

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl A. Baker	Homecomings Financial Network	71-15-418
(NAME) 1222 Pennock Avenue	(NAME) 2101 Rexford Suite 168 W	
(ADDRESS) Nashville TN 37207	(ADDRESS) Charlotte, NC 28211	
(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 Carl A. Baker and wife, Deborah J. Baker, 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:

Land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 13, on the Map of Crutcher Subdivision, of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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

Being Part of Lot 13, on the Map of Crutcher Subdivision, as shown on the Plan of record in Book 161, Page 129, Register's Office for said County. Right-of-way: BEGINNING at a point on the North boundary of Parcel 418 of Map 71-15 and at approximate Station 18+53.88 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglass Avenue S 84 degrees 05' 09" E 24.88 feet to the right-of-way of Pennock Avenue; thence with right-of-way of Pennock Avenue S 05 degrees 35' 16" W 24.86 feet to a point; thence with a curve to the left having central angle of 89 degrees 40' 24" and a radius of 25.00 feet, 39.13 feet to the point of beginning.

Being the same property conveyed to JPMorgan Chase Bank As Trustee by Substitute Trustee's Deed dated April 14, 2005 and recorded in Instrument No. 20050421-0044197, 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 1222 Pennock Avenue, Nashville, TN 37207

(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 Carl A. Baker and wife, Deborah J. Baker 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.

Davidson County DEEDWARR
Recvd: 01/09/06 10:04 2 pgs
Fees:13.00 Taxes:304.88
20060109-0002739

IN WITNESS WHEREOF, the said JPMorgan Chase Bank As Trustee, has executed this deed this 30th day of November, 2005.

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

BY: _____

Sharmel Dawson-Tyau

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 VP 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 VP, 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 20020415-0046166 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 30th 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