Davidson County DEEDWARR
Recvd: 02/07/06 15:48 3 pgs
Fees:18.00 Taxes:221.63
20060207-0015350

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Map 135-14, Group A, Parcel 113 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **JPMorgan Chase Bank, N.A. successor by merger with Bank One, NA** , does hereby bargain, sell, transfer and convey unto **Ronald Gossett** his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 412 on the Plan of Bordeaux Hills, Section 9, of record in Plat Book 4175, page 116 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to JP Morgan Chase Bank, NA by Quitclaim Deed in lieu of Foreclosure from Mattie L. Cook and Shelia C. Jones, filed of record in Instrument No. 20050804-0091625, said Register's Office.

Improved Property know as: 1463 Dolan Road, Nashville, TN 37218

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **Ronald Gossett**, his heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 30th day of January, 2006.

JPMORGAN CHASE BANK, N.A.
Successor by merger with BANK ONE, NA

By: _____

Its: _____
Curt Sliwinski
Vice President

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Before me, the undersigned, of the State and County aforesaid, personally appeared Curt Sliwinski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of the JPMorgan Chase Bank, N.A. successor by merger with Bank One, NA the within named bargainor, a corporation, and that he/she as such VP, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as VP.

Witness my hand and official seal at Milwaukee, WI this 30th day of January, 2006.

_____
Notary Public

My Commission Expires:
05-24-2008

MARTHA LOCKHART
NOTARY
PUBLIC
STATE OF WISCONSIN

****

NAME NEW OWNER(S):

Ronald Gossett
5251 Little Marrowbone Road
Ashland City, TN 37015

SEND TAX BILLS TO:

5251 Little Marrowbone Rd
Ashland City, TN 37015

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $59,900.00

Affiant

Subscribed and sworn to before me this 3 day of January, 2006.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2009