THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 02/14/06 10:42 2 pgs
Fees:13.00 Taxes:259.00
20060214-0017710

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18th day of January, ~~2005~~ 2006, by and between JPMorgan Chase Bank as Trustee, its successors and assigns, hereinafter called Grantor, and Erick Murray, his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No 57 on the revised plan of Shelby Heights, Section I, as of record in Book 2330, Page 171, Register's Office for said County. Said Lot No. 57 fronts 50 feet on the easterly side of South 14th Street and extends back 145.9 feet on the southerly line and 147.9 feet on the northerly line to a dead line, measuring 56.5 feet thereon.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20020207-0016841, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this

18th day of January, ~~2005~~ 2006.

JPMorgan Chase Bank as Trustee

BY: _____

TITLE: Sharmel Dawson-Tyau, VP

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Sharmel Dawson-Tyau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be VP of Residential Funding Corporation, as attorney in fact for JPMorgan Chase Bank as Trustee, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of JPMorgan Chase Bank as Trustee as its attorney in fact and as the free act and deed of the within named JPMorgan Chase Bank as Trustee.

Witness my hand and seal, this 18th day of January, ~~2005~~ 2006.

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

Notary Public

My commission expires:

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Property Address: 907 South 14th Street, Nashville, TN 37206
Parcel #94-1-337

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Erick Murray
109 Holiday Dr
Madison TN 37115

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF February, 2006.

Notary Public
My Commission Expires:

NOTARY PUBLIC
SHELBY COUNTY, TENN.
My Commission Expires NOV. 24, 2007

1810-061782-LC