THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
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Davidson County DEEDWARR
Recvd: 02/24/06 10:38 2 pgs
Fees:13.00 Taxes:675.25
20060224-0021653

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1 day of February, 2006, by and between JP Morgan Chase Bank, as Trustee, its successors and assigns, hereinafter called Grantor, and Kevan J Hosein, 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. 200 on the Plan of Summerfield Village Three, of record in Instrument Number 20001006-0099706, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20051005-0120273, 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

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day of February, 2006.

J P MORGAN 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 Vice President of Residential Funding Corporation, as attorney in fact for J P Morgan 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 J P Morgan Chase Bank as Trustee Sharmel Dawson-Tyau as its attorney in fact and as the free act and deed of the within named J P Morgan Chase Bank as Trustee _____.

Witness my hand and seal, this 1 day of February, 2006.

GRACE PIRE SILVA
Commission # 1491170
Notary Public - California
San Diego County
My Comm. Expires May 23, 2008

_____
Notary Public

My commission expires:

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Property Address: 3632 Bentfield Drive, Antioch, TN 37013
Parcel #164-10-A-154CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Kevan J. Hosein
3632 Bentfield Dr.
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson
The actual consideration or true value, whichever is greater, for this transfer is $182,500.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2006.

_____
Notary Public
My Commission Expires: 1/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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