SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 20 06.

Notary Public

MY COMMISSION EXPIRES: 11/25/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MORRIS|HARDWICK|SCHNEIDER, 2401 Lake Park Drive, Suite 150, Smyrna, GA 30080 (770) 437-4060

PROPERTY ADDRESS & NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLAUDETTE MCPETERS AND GERALD L. PARRISH	Claudette McPeters	53-11;65.00
(NAME) 108 BECKER AVENUE	(NAME) 4817 Morgan Drive	
(ADDRESS) OLD HICKORY, TN 37138	(ADDRESS) Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, JPMORGAN CHASE BANK, AS TRUSTEE BY RESIDENTIAL FUNDING CORPORATION AS ATTORNEY-IN-FACT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, CLAUDETTE MCPETERS AND GERALD L. PARRISH, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 27 OF BLOCK "B" ON A MAP ENTITLED SUBDIVISION MAP 3, OF THE LIFE AND CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY, DAVIDSON COUNTY, TENNESSEE, RECORDED IN BOOK 974, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 27 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF BECKER AVENUE AND RUNS BETWEEN PARALLEL LINES 175 FEET TO A DEAL LINE AND FRONTS 60 FEET THEREON.

Being the same property conveyed to Grantor herein by Substitute Trustee's Deed filed in Instrument #20051027-0129850, and made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, in the Register's Office for Davidson County, Tennessee.

Residential Funding Corporation executed this instrument on behalf of JP Morgan Chase Bank pursuant to Power of Attorney of record in Book #20030206-0016740, said Register's Office.

unimproved
This is improved x property, known as 108 Becker Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 02/27/06 13:03 2 pg
Fees:13.00 Taxes:251.60

20060227-0022321

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9 day of February, 2006.

Witness Carol Dyson

JPMORGAN CHASE BANK, AS TRUSTEE BY RESIDENTIAL FUNDING CORPORATION AS ATTORNEY-IN-FACT

Louis Amaya, VP

STATE OF California)

COUNTY OF San Diego)

I, the undersigned Notary Public of the County and State aforesaid, certify that Louis Amaya (name) VP (title) of Residential Funding Corporation, as Attorney-in-fact for JPMORGAN CHASE BANK, AS TRUSTEE personally came before me this day and acknowledged that Residential Funding Corporation, executed the foregoing and annexed instrument for and in behalf of the said JPMORGAN CHASE BANK, AS TRUSTEE and that their authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, Davidson County, Tennessee, and that this instrument was executed under and by virtue of the authority given by said instrument granting Residential Funding Corporation, power of attorney.

I do further certify that said Louis Amaya (name) VP (title) of Residential Funding Corporation, acknowledged the execution of the foregoing and annexed instrument for the purposes therein expressed for an in behalf of the said JPMORGAN CHASE BANK, AS TRUSTEE.

WITNESS my hand and notarial seal, this the 9 day of February, 2006.

NOTARY PUBLIC
My commission expires _____

[NOTARY SEAL]

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