SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 20 06.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC DAVIDSON COUNTY, TN Exp. 5/28/06

Returned to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
BOX 10-A

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
SHARI KAY HUNTER	SAME	171-07;31.00
(NAME) 5106 Seward Road	(NAME)	
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS)	
(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, SHARI KAY HUNTER, 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:

BEING LOT NO. 59 ON THE MAP OF CLOVERLAND ACRES SUBDIVISION, SECTION II, AS OF RECORD IN BOOK 4460, PAGE 114, REGITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT NO. 59 FRONTS 320.24 FEET ON THE NORTH SIDE OF CLOVERBROOK COURT AND RUNS BACK 164.42 FEET ON THE EAST LINE AND 190.7 FEET ON THE WEST LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 158.00 FEET.

Davidson County DEEDWARR
Recvd: 02/27/06 15:43 2 pgs
Fees:13.00 Taxes:795.50
20060227-0022563

Being the same property conveyed to Grantor herein by Substitute Trustee's Deed filed in Instrument #200512090148033, and made subject to any and all zoning regulations, building restrictions and setback lines, easements and rights for public utilities applicable to this property, in the Register's Office for Davidson County, Tennessee.

This is improved x property, known as 700 Cloverbrook Court, Brentwood, TN 37027 unimproved

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 6th day of February, 2006.

Carol Dyson
Witness

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

Sharmel Dawson-Tyau, VP

STATE OF California)

COUNTY OF San Diego)

I, the undersigned Notary Public of the County and State aforesaid, certify that Sharmel Dawson-Tyau (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 Sharmel Dawson-Tyau (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 6 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