(1)

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 03/10/06 10:30 2 pgs
Fees:13.00 Taxes:240.50
20060310-0027989

13
240.50
253.50

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21 day of February, 2006, by and between JPMorgan Chase Bank, as Trustee, its successors and assigns, hereinafter called Grantor, and Jeremy Dukes, 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:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: Land in Davidson County, Tennessee, Being Lot No. 71, on the Plan of Stratton Heights Subdivision as of record in Plat Book 1835, Page 13, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20050803-0090661, 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

21 day of February, 2006.

JPMorgan Chase Bank, as Trustee

BY: Olivia Ruiz

TITLE: Olivia Ruiz, VP

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Olivia Ruiz, 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 21 day of February, 2006.

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

Notary Public

My commission expires:

****

Property Address: 903 Gibson Drive, Madison, TN 37115
Parcel #51-4-50

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Jeremy Dukes
903 Gibson Dr
Madison TN 37115

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 65,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF March, 2006.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 65,000.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March 20 06

Deputy Register

1810-062084-LC