Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2017-281
EMC# 7791213

Davidson County DEEDWARR
Recvd: 03/21/06 13:19 3 pgs
Fees:18.00 Taxes:407.00
20060321-0032354

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 28th day of February 2006, by JP Morgan Chase Bank N.A., Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Virginia Molina and Raphael Molina and Fausto Molina, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 16 and the Northerly part of Lot No. 17, of Block "D", on the Revised Plan of Power & Roth, Madison Park Subdivision, as of record in Book 843, Page 7, Registers Office for said County, and described as follows:

BEGINNING at the Southwest intersection of Madison Boulevard and Gallavista Avenue, thence with the margin of said Boulevard Westerly 175 feet to a point; thence Southerly 88.5 feet to a point in the line between Lots No. 16 and 17; thence with the line between said Lots Westerly 50 feet to a point; thence Southerly 25 feet to a point; thence Easterly 220 feet to a point in the Westerly margin of Gallavista Avenue; thence with the margin of same Northerly 76.2 feet to the point of BEGINNING.

Being the same property conveyed to the Grantors by deed, which is being placed of record by Instrument No. 200410050120053, in the Register's Office for Davidson County, Tennessee

Commonly known as: 238 Madison Blvd, Madison, TN 37115.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

JP Morgan Chase Bank, N.A. as Trustee duly by it's authorized attorney in fact, EMC Mortgage Corporation.

BY: _____

IT'S: _____

Chris M. Alcedo
Vice President

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

Acknowledgment

State of TEXAS
)ss.
County of Dallas

On this day before me, a Notary Public, personally appeared Chris M Alcedo, **to me personally well-known, who acknowledged that he/she is the** Vice President **of** Emc mtg Corp, **a corporation, as attorney-in-fact for JP Morgan Chase Bank N.A., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 28 **day of February 2006.**

CLAUDIA F. GRAVER
Notary Public, State of Texas
My Commission Expires 06-18-2009

Claudia F Graver
Notary Public

My commission expires: 6/18/09

_____
(Seal)

State of TEXAS

County of Dallas

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Chris M. Alcedo
Vice President

Subscribed and sworn to before me this 28 **day of February 2006.**

Claudia F Graver

Notary Public

My commission expires: 6-18-09

(Seal)

CLAUDIA F. GRAVER
Notary Public, State of Texas
My Commission Expires 06-18-2009

Property owner and party responsible
For payment of taxes:
Virginia Molina
238 Madison Blvd
Madison, TN, 37115

Parcel# 052-01-0-209.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211