57-A 1/3

SPECIAL WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 31 DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-22-07

(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
THOMAS E. PILLOW	New Owner	80-07;16.00
(NAME) 1436 SNELL BOULEVARD	(NAME) 1005 Huntmaster Circle	
(ADDRESS) NASHVILLE, TN 37218	(ADDRESS) Nashville Tn 37211	
(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, THOMAS E. PILLOW, * 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 MARRIED PERSON

BEING LOT NO. 376 ON THE PLAN OF BORDEAUX HILLS, SECTION TWO, OF RECORD IN BOOK 3600, PAGE 7, REGISTER'S OFFICE FOR SAUD COUNTY, TO WHICH PLAT IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Grantor herein by Substitute Trustee's Deed filed in Instrument #20051128-0142676, and subject to all matters appearing on the plan of record in Plat Book 3600, Page 7, restrictive covenants of record in Book 3537, Page 105, Book 3428, Page 224, and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, in the Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 1436 Snell Boulevard, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 03/30/06 09:18 2 pgs
Fees:13.00 Taxes:240.50

20060330-0035925

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 7 day of February, 2006.

Witness

Maria Grace Silva

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

Bill Mueller, VP

STATE OF California)

COUNTY OF San Diego)

I, the undersigned Notary Public of the County and State aforesaid, certify that Bill Mueller (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 Bill Mueller (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 7 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