Davidson County DEEDWARR
Recvd: 03/30/06 15:47 3 pgs
Fees:18.00 Taxes:296.00
20060330-0036309

After Recording Return To:
Loan No. 13863287
Service Link LP
4000 Industrial Blvd.
Aliquippa, PA 15001
1114055

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
42.12-97

SPECIAL WARRANTY DEED

Property Owner:
MICHAEL MURRAY & CARRIE MURRAY
806 Bristol Dr
Smyrna, TN 37167

Send Tax Bills To:
Michael Murray& Carrie Murray
806 Bristol Dr
Smyrna, TN 37167

Non-Homestead Property Address:
1505 Heritage View Blvd
Madison, TN 37115

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 7th day of March, 2006, between JP MORGAN CHASE BANK, as Trustee by Residential Funding Corporation as their Attorney-in-Fact, whose business address is in care of Litton Loan Servicing, LP, 4828 Loop Central Drive, Houston, TX 77081 ("Grantor"), and MICHAEL MURRAY, a Married man, and CARRIE MURRAY, a Married woman, of 806 Bristol Dr, Smyrna, TN 37167, ("Grantees").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 65 ON THE PLAN OF HERITAGE VIEW SUBDIVISION, SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE DESCRIPTION.

OK
KG

BEING THE SAME PROPERTY CONVEYED TO JP MORGAN CHASE BANK, AS TRUSTEE BY RESIDENTIAL FUNDING CORPORATION, ATTORNEY-IN-FACT, FROM AARON L. SQUYRES, SUCCESSOR TRUSTEE BY ANGELA MARTIN, CO-TRUSTEE IN DEED DATED 12/6/2005 RECORDED 1/19/2006 IN INSTRUMENT NUMBER 20060119-0007465

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

PROPERTY ADDRESS: 1505 Heritage View Blvd, Madison, TN 37115

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

WITNESS the execution of this deed on the day and year first above written.

ATTEST:

Karl Cole
KARL COLE

JP MORGAN CHASE BANK, as Trustee by Residential Funding Corporation as their Attorney-in-Fact

BY: Robert Norrell

Its: ASSISTANT VICE PRESIDENT

Please reference Power of Attorney recorded 4/15/2002 in instrument #20020415-0046166

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned, a Notary Public, of the state and county aforesaid, personally appeared Robert Norrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of RESIDENTIAL FUNDING CORPORATION for JP MORGAN CHASE BANK, as Trustee, the within named bargainor, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as Authorized Signatory.

Witness my hand, and seal, at office, in Houston, Harris County, Texas, this 7 day of March, 2006.

MARTHA GARRISON
MY COMMISSION EXPIRES
FEBRUARY 28, 2009

Martha Garrison
Notary Public Martha Garrison
My Commission Expires: 2-28-09

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is ~~$85,000.00~~ 80,000.00 (M)

Karl Cole
Affiant KARL COLE

Subscribed and sworn to before me
this 7 day of March, 2006.

Martha Garrison
NOTARY PUBLIC Martha Garrison
My Commission Expires: 2-28-09

MARTHA GARRISON
MY COMMISSION EXPIRES
FEBRUARY 28, 2009