STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $77,500.00

Subscribed and sworn to before me, this 21st day of March, 2006.

NOTARY PUBLIC A LARGE — DAVIDSON COUNTY TN

My Commission Expires: 9-19-09

Affiant

Notary Public

Davidson County DEEDWARR
Recvd: 04/06/06 12:06 2 pgs
Fees:13.00 Taxes:286.75

20060406-0039687

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY *TAYLOR TITLE & ESCROW, INC.* *51 CENTURY BLVD., SUITE 130* *NASHVILLE, TENNESSEE 37214*	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
SHATIKA BAILEY, unmarried 704 ROWAN DRIVE NASHVILLE, TN 37207 MAP & PARCEL NO. 059-11-0/012.00	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LASALLE BANK NATIONAL ASSOCIATION TRUSTEE,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

SHATIKA BAILEY, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of Haynes Manor Subdivision, Section 11 of record in Book 3700, Page 88, Register's Office for said county. Said Lot No. 319 fronts 65 feet on the Northwesterly margin of Rowan Drive and extends back between parallel lines 130 feet to a dead line in the rear on which it measures 65 feet thereon.

Being the same property conveyed to LaSalle Bank National Association, Trustee by Trustee's Deed from Aaron L. Squyres as Successor Trustee and Tersa Larson as Co-Trustee, dated January 27, 2006, and filed of record on February 6, 2006, in Instrument No. 20060206-0014099, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *704 ROWAN DRIVE, NASHVILLE, TN 37207*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS*

LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO. 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 27 DAY OF FEBRUARY, 2006.

LASALLE BANK NATIONAL ASSOCIATION TRUSTEE
By: Chase Home Finance LLC, Successors by merger to Chase Manhattan Mortgage Corp. as Attorney-in-fact

JOE LANNING, VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Lanning, who, upon oath, acknowledged him/herself to be the VP of CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 27 day of February, 2006.

My Commission Expires:

V. ALBA
Commission # 1458119
Notary Public - California
San Diego County
My Comm. Expires Dec 23, 2007

Notary Public

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SPECIAL WARRANTY DEED

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RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

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