Davidson County DEEDWARR
Recvd: 05/04/06 14:55 2 pgs
Fees:12.00 Taxes:0.00

20060504-0052222

SPECIAL WARRANTY DEED

THIS DEED, between JPMorgan Chase Bank, as Trustee, organized and existing under the laws of the State of New York, with it's principal office located in the County of San Diego, herein called Grantor, and Franklin American Mortgage Co, organized and existing under the laws of the State of Florida, herein after called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of $10.00 and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit;

Being Lot No. 37 on the Plan of Section Two, Burchwood Gardens of record in Book 2900, Page 66, Register's Office for Davidson County, TN. to which plan reference is hereby made for a more complete and detailed description.

* See pg. 2 for Derivation CLAUSE.

AKA: 1920 Berkshire Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and It's successors and assigns forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

JPMorgan Morgan Chase Bank, as Trustee

BY _____

TITLE Sharmel Dawson-Tyau, Vice President

State of California

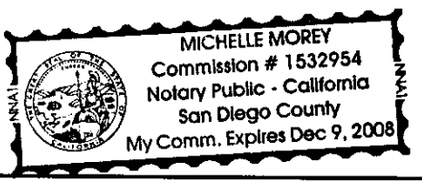
County of San Diego

Before me, the undersigned, a Notary Public of the State and County, duly qualified and commissioned, personally appeared, Sharmel Dawson-Tyau, personally known to me or pored on ~~the~~ basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Vice President of RFC by corporate resolution for JPMorgan Morgan Chase Bank, as Trustee, a corporation and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as such officer.

WITNESS my hand and Official Seal at Office this 28th day of February, 2006

Notary Public

My Commission Expires:



State of CALIFORNIA
County of SAN DIEGO

I, Or we, hereby swear and affirm that, to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $~~10.00~~ which $50.00 amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn before me, this 28th day of February, 2006

Notary Public



PROPERTY ADDRESS: 1920 Berkshire Drive, Nashville, TN 37216

Send Tax Bills To:
OWNER'S NAME AND MAILING ADDRESS: ~~Colonial Bank Attn: Amy Kish 201 East Pine Street., #730 Orlando, FL 32801~~
Franklin American Mortgage Co.
501 Corporate Ctr. Dr. Ste. 400
Franklin, TN. 37067

THIS INSTRUMENT PREPARED BY: Carlos Silva
Homecomings Financial Network
9350 Waxie Way
San Diego, CA 92123

MAP 72-16 PARCEL 69

* Being the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC., as substitute trustee, recorded on the 17th Day of November, 2005 in instrument no. 20051117-0139078, in the Register's Office fo rDavidson County, Tennessee.