SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/06 11:54 2 pgs
Fees:13.00 Taxes:224.04

20060509-0054241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,550.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2006

Notary Public

MY COMMISSION EXPIRES: 6-22-08

(AFFIX SEAL)

KAREN HOUSTY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

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
ROBERT J. TRUMMETER	Same as	#82-03-349.00
(NAME)	(NAME)	
35886 Fairfax Ct	owner	
(ADDRESS)	(ADDRESS)	
Murietta, CA 92562		
(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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, ROBERT J. TRUMMETER, * hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

* single

Being Lot No. 76 and the south 1/2 of Lot 75 on the Plan of Sharpe & Horn's 1st Addition of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said Lot and part of Lot adjoin and front together 75 feet on the easterly side of Stainback Avenue and run back between parallel lines 153 feet to an alley, Lot No. 76 along the northerly margin of Vaughn Ave. Being the same property conveyed to J. Richard Chambers, married by deed from Michael W. Cothern, and wife, Donna M. Cothern, dated 4/30/98, filed for record on 5/7/98, Register's Office for Davidson County, Tennessee. Further conveyed to Larry Shelton and Vincent D. Smith, both unmarried, by deed from J. Richard Chambers, married, dated 3/30/01 filed for record on 4/2/01 in Instrument No. 20010402-0031505, said Register's Office.

Being the same property conveyed to Grantor herein by Substitute Trustee's Deed filed in Volume 20060330-0036047, and made subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, all applicable easements, restrictions, liens and building setback lines of record, in the Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 1001 Stainback Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 10 day of April, 2006.

Witness Pearl L. Robinson

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

STATE OF California

COUNTY OF San Diego

I, the undersigned Notary Public of the County and State aforesaid, certify that SHARMEL DAWSON-TYAU (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 SHARMEL DAWSON-TYAU (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 10 day of April, 2006.

NOTARY PUBLIC

My commission expires _____ [NOTARY SEAL]

MICHELLE MOREY
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008

HFC #0434161766