SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/06 11:13 2 pgs
Fees:13.00 Taxes:425.50

20060524-0060927

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

M—M. McL
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2006.

Peggy S. Hill
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(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
MARIAN MCLAURINE	Ownit mtg Solutions Inc	168-10-187.00
(NAME)	(NAME)	
625 ROXANNE DRIVE	11700 Great Oaks Way Ste 300	
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	Alpharetta, GA 30022	
(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, MARIAN MCLAURINE, 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:

Land in Davidson County, Tennessee being Lot No. 192 Brookview Estates, Section Two (2) as of record in Book 4460, Page 163 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to the within named grantors by deed of even date, such instrument being recorded simultaneously herewith in Instrument No. 20020705-0081165, Register's Office for Davidson County Tennessee. This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Grantor herein by Substitute Trustee's Deed filed in Instrument 20020705-0081166, 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 625 ROXANNE DRIVE, ANTIOCH, TN 37013
(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 20 day of April, 2006.

M. Kavanagh
Witness
Michelle Kavanagh

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

STATE OF CA)
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 and in behalf of the said JPMORGAN CHASE BANK AS TRUSTEE.

WITNESS my hand and notarial seal, this the 20 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