(Murchison, George & Yolanda)
This instrument prepared by:
J. Phillip Jones, Attorney
TATUM & JONES, PLLC
Suite C-205, Nashville House
One Vantage Way
Nashville, Tennessee 37228

Davidson County DEEDWARR
Recvd: 06/01/06 08:48 2 pgs
Fees:13.00 Taxes:412.47
20060601-0064152

New Owner - Send Tax Bills:
JP MORGAN CHASE BANK, N.A.
Trustee for Residential Funding Corp.
c/o Mortgage Lenders Network, USA
10 Research Parkway
Wallingford, CT 06492

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 30th of MAY, 2006, between GEORGE MURCHINSON AND WIFE, YOLANDA MURCHINSON, hereinafter called GRANTORS, and JP MORGAN CHASE BANK, N.A., TRUSTEE FOR RESIDENTIAL FUNDING CORP., their successors and assigns, hereinafter called GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, its successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Forest View Park, Section V, Phase 1 of record in Plat Book 6250, Page 203, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to George Murchinson and wife, Yolanda Murchinson by Warranty Deed from Stephanie Rust, an unmarried person, joined by Linda L. Garske Allen, an unmarried person, dated September 9, 2003, and filed for record in Instrument Number 20030917-0137355, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. We covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as otherwise herein set out.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore in addition to that herein above set forth is the full release of all debts, obligations, and charges heretofore existing on account of and by the terms two (2) Deeds of Trust on the property herein conveyed. Said Deeds of Trust are dated SEPTEMBER 10, 2003, executed by GRANTORS herein, recorded in INSTRUMENT NO. 20030917-0137356 and 20030917-0137357 in the Register's Office for DAVIDSON County, Tennessee,

and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deeds of Trust and notes secured thereby, and any effect thereof in all respects.

THE GRANTORS further warrant that, as of the date of execution of this instrument, they do not own any other property subject to a mortgage held by JP MORGAN CHASE BANK, N.A., TRUSTEE FOR RESIDENTIAL FUNDING CORP.

George R. Murchison
GEORGE MURCHINSON

Yolanda E. Murchison
YOLANDA MURCHINSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE MURCHINSON AND YOLANDA MURCHINSON with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn this 30th day of MAY, 2006.

Notary Public

My Commission Expires: 9-22-2007

PHILLIP JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires Sept. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $111,478.97.

George R. Murchison
Affiant

Subscribed and sworn to before me, this the 30th day of May, 2006.

Notary Public

My Commission Expires: 9-22-2007

PHILLIP JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires Sept. 22, 2007

THIS IS IMPROVED PROPERTY LOCATED AT 3005 ANDERSON ROAD, NASHVILLE, TN 37217
MAP 150-05-0 PARCEL 359.00