SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/06 08:54 2 pgs
Fees:13.00 Taxes:63.83
[redacted]
20060411-0041346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC GEORGIA EXPIRES FEB. 07, 2007 PUBLIC COUNTY BUILDING

THIS INSTRUMENT WAS PREPARED BY
MORRIS|HARDWICK|SCHNEIDER, 2401 Lake Park Drive, Suite 150, Smyrna, GA 30080 (770) 437-[illegible]

PROPERTY ADDRESS & NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN SHUTES	John Shutes	#81-07-344.00
(NAME) 1903 12TH AVENUE NORTH	(NAME) SAME	
(ADDRESS) NASHVILLE, TENNESSEE 37208	(ADDRESS) SAME	
(CITY) (STATE) (ZIP)	Nashville, TN (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, JOHN SHUTES, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 91 on the plat of Cephas Woodard's Subdivision of Lots 5 and 6 Woodard Plan of record in Plat Book 161, page 174, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 91 fronts 50 feet on the westerly side of 12th Avenue, formerly Eppa Avenue and runs back between parallel lines, 115 feet to an alley.

Being the same property conveyed to Grantor herein by Substitute Trustee's Deed filed of record in Instrument #200601310011735, and subject any applicable governmental zoning ordinances or subdivision regulations in effect thereon, and subject to restrictions, conditions, easements, set back lines, right of ways, etc... of record in the Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 1903 12th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RE-RECORD

Davidson County DEEDWARR
Recvd: 07/26/06 09:17 2 pgs
Fees:12.00 Taxes:0.00
20060726-0089892

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 22nd day of MARCH, 2006.

Witness Obi Black

JPMORGAN CHASE BANK, AS TRUSTEE BY
RESIDENTIAL FUNDING CORPORATION AS
ATTORNEY-IN-FACT Sharmel Dawson-Tyau, VP

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 22nd day of MARCH, 2006.

NOTARY PUBLIC
My commission expires

[NOTARY SEAL]

GRACE PIRE SILVA
Commission # 1491170
Notary Public - California
San Diego County
My Comm. Expires May 23, 2008