After recording, please return to:
Service Link
4000Industrial Blvd
Aliquippa, PA 15001
(Seller loan No. **14088215**)
1190898

Davidson County DEEDWARR
Recvd: 08/01/06 08:25 3 pgs
Fees:18.00 Taxes:455.10
20060801-0092914

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of July, **2006** by and between the **JP MORGAN CHASE BANK, AS TRUSTEE-SURF 2003-BC4, by and through Litton Loan Servicing LP as Attorney-in-fact**, party of the first part, and **KIMBERLY M. PELLAM**, a married woman, party of the second part.
J.M.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

All that certain parcel of land situate in the Civil District, County of Davidson, State of Tennessee, being known and designated as Lot No. 453 on the Plan of Sec. III, HaynesManor, as of Record Book 4175, Page 11, Register's Office for said County, and described as follows:

Beginning at a point in the Northeasterly margin of Woodward Drive, at the common corner of Lots 453 and 454; thence with the line between said Lots, Easterly 108 feet to a point; thence Southwesterly 110 feet to a point in the Northeasterly margin of Cravath Drive; thence with the same, Northwesterly 83 feet to the beginning of a curve; thence around said curve, Northwesterly 39.27 feet to a point in the Northeasterly margin of Woodward Drive; thence with the same, Northerly 85 feet to the point of beginning.

Being the same property as conveyed from Carl Massaro to Johnnie R. Randolph, as described in Book 10803 Page 942, Dated 02/18/1998, Recorded 02/23/1998 in DAVIDSON County Records.

Being the same property conveyed to party of the first part by Deed of record in **Instrument No. 20060614-0070621** in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **Davidson** County, Tennessee; current year property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise***.

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

JP MORGAN CHASE BANK, AS TRUSTEE-SURF 2003
By: Litton Loan Servicing LP as Attorney-in-fact

By: Stacey Bayley
Printed Name: Stacey Bayley
Title: Vice President

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Stacey Bayley, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory/Vice President of Litton Loan Servicing LP, which executed the foregoing as attorney-in-fact on behalf of **JP MORGAN CHASE BANK, AS TRUSTEE-SURF 2003-BC4**, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **JP MORGAN CHASE BANK, AS TRUSTEE-SURF 2003-BC4.**

WITNESS my hand, at office, this 27th day of July, **2006**.

ROSEMARIE SALAZAR
MY COMMISSION EXPIRES
JANUARY 24, 2010

Notary Public Rosemarie Salazar

Commission Expiration:

Prepared By:
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Suite 100
Memphis, Tn 38120
FF14760

Property Address:
3868 Cravath Drive
Nashville, Tennessee 37207

Tax Parcel ID Number: 59-11-108.00

Property Owner & Property Address/
Mail Tax Bills To:
Kimberly H. Pellam

3868 Cravath Drive
Nashville, Tennessee 37207

State of TEXAS
County of HARRIS

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$123,000.00,** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant Doris Henderson

Subscribed and sworn before me this 21st day of July, **2006.**

Notary Public Rosemarie Salazar
Commission Expiration: 1-24-2010

ROSEMARIE SALAZAR
MY COMMISSION EXPIRES
JANUARY 24, 2010

This deed is prepared with information provided by the party of the first part without the benefit of a title search or opinion of title pursuant to the parties' request.

H:\SERVICELINK DEEDS\SWD Pellam Kim.wpd