SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/06 10:38 2 pgs
Fees:13.00 Taxes:262.70

20060802-0093837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov 14, 2009

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
COORDINATION PLUS, LLC	New Owner	50-15;198.00
PO Box 160591 (NAME) ~~308 STARLIGHT DRIVE~~	(NAME)	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN ~~37207~~ 37216		
(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, COORDINATION PLUS, LLC, 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:

Property located at 308 Starlight Drive, Nashville, Davidson County, Tennessee 37207 and: Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Skyview Subdivision of record in Book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. Being the same property conveyed to John H. Elizer and wife, Tammy L. Elizer on 08/02/00, by deed from Sherrell Presson & Joyce S. Presson, joint trust agreement trustees and Sherrell Presson and Joyce S. Presson, filed for record on 08/07/00, in Instrument No. 20000807-00738318, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor herein by Substitute Trustee's Deed recorded at Instrument No. 20060127-0010528, 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 308 STARLIGHT DRIVE, 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 26 day of July, 2006.

Witness

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 Olivia Ruiz (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 Olivia Ruiz (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 26 day of July, 2006.

NOTARY PUBLIC
My commission expires _____ [NOTARY SEAL]

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