This Instrument Prepared By:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-060700777A

PLEASE SEE POWER OF ATTORNEY RECORDED 2/6/2003 IN INSTRUMENT NUMBER 20030206-0016740 DAVIDSON COUNTY TENNESSEE RECORDS

Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
6060516

Davidson County DEEDWARR
Recvd: 08/03/06 11:01 3 pgs
Fees:18.00 Taxes:142.45
20060803-0094744

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Humberto Nunez and Bernice Cartwright	Humberto Nunez and Bernice Cartwright	71-05-59.00
(Name)	(Name)	
513 Haynes Street	513 Haynes Street	
(Address)	(Address)	
Nashville, TN 37207	Nashville, TN 37207	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, JPMorgan Chase Bank, as Trustee by Residential Funding Corporation, its Attorney in Fact, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Humberto Nunez and Bernice Cartwright, the Grantees herein, their successors, heirs and assigns, that certain unimproved real estate located at 513 Haynes Street, Nashville, TN, 37207, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 hand as of the 7/21/06, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

JPMorgan Chase Bank, as Trustee by Residential Funding Corporation, its Attorney in Fact

By: _____
Its: VP

State of CA
County of SD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the VP of JPMorgan Chase Bank, as Trustee by Residential Funding Corporation, its Attorney in Fact, a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in _____, this 7/31/2006.

MICHELLE MOREY
Commission # 1532984
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008

Notary Public
My Commission Expires: _____

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $38,500.00.

Affiant

Subscribed and sworn to before me this 7/3/2006.

Notary Public

My Commission Expires: _____

GINNY MICHELIZZI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires November 30, 2009

Exhibit A

A certain tract or parcel of located in Davidson County, State of Tennessee, described as follows to-wit:
Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of E. T. Brown's Subdivision of part of Lots 9 and 10 of "Brooklyn", as of record in Book 332, page 60, Register's Office for said County. Said Lot No. 22 fronts 50 feet on the North side of a 40-foot street, known as Haynes Street, and extends backbetween parallel lines 150 feet, more of less, to an alley.

Being the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC., dated January 5, 2006 and recorded February 17, 2006 of record in Instrument No. 20060217-0019122, in the said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.