Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V4000-321

Return to:

PLANTATION TITLE, LLC
7620 Highway 70 S, S-214
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 10/09/06 15:42 3 pgs
Fees:18.00 Taxes:196.10
20061009-0125465

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 18th day of September, 2006, by MTGLQ Investors, L.P., Grantor, by its duly authorized attorney in fact Chase Home Finance LLC, successor by merger with Chase Manhattan Mortgage Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Sara Nelson, Grantee, the following land in Davidson County, Tennessee:

The following described real estate situate, lying and being in the county of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3-A on the plan of Zone Lot Division Lots 2 & 3, Morris Estes Subdivision of record in Book 5800, Page 347, as amended in Book 6900, Page 137, Register's Office for said county, to which plan of reference is hereby made for a more complete and accurate description.

This conveyance is subject to restrictive covenants of record in Book 6900, Page 137, said Register's Office, and to the matters set forth in the above referenced plan of record.

Commonly known as: 613 Rothwood Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.



MTGLQ Investors, L.P. by its duly authorized attorney in fact Chase Home Finance LLC, successor by merger with Chase Manhattan Mortgage Corporation.

BY: _____

ITS: Thomas H. Stanford – Vice President

Being the same property conveyed to MTGLQ Investors, L.P. by Trustee's Deed from Crystanna Duffy, Co-Trustee, dated April 19, 2006 of record in Instrument No. 20060511-0055189 Register's Office for Davidson County. Assigned to Chase Home Finance, LLC on April 17, 2006 in Instrument No. 20060522-0059477.

Acknowledgment

State of California
)ss.
County of San Diego

On this day before me, a Notary Public, personally appeared Thomas H. Stanford, to me personally well-known, who acknowledged that he is the Vice President of Chase Home Finance LLC, successor by merger to Chase Manhattan Mortgage Corporation, a corporation, as attorney-in-fact for MTGLQ Investors, L.P., a corporation, and that he, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself as such officer.

Witness my hand and seal this 18th day of September, 2006.

_____
Notary Public D.L. Frye

My commission expires:

10-16-09
(Seal)

D. L. FRYE
Commission # 1613486
Notary Public - California
San Diego County
My Comm. Expires Oct 16, 2009

State of California
)ss.
County of San Diego

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, $ 53,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Thomas H. Stanford - Vice President

Subscribed and sworn to before me this 18th day of September, 2006.

Notary Public D.L. Frye

My commission expires:

10-16-09
(Seal)

D. L. FRYE
Commission # 1613486
Notary Public - California
San Diego County
My Comm. Expires Oct 16, 2009

Property owner and party responsible for payment of taxes:
Sara Nelson
613 Rothwood Avenue
Madison, TN, 37115

Map No. 52 060 118.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211