Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V4034-051
Client No. 3030035849

Davidson County DEEDWARR
Recvd: 10/13/06 10:12 3 pgs
Fees:18.00 Taxes:328.93
20061013-0127311

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 21st day of September, 2006, by J.P. Morgan Chase Bank, as Trustee Residential Funding Corporation, Grantor, by its duly authorized attorney in fact, Mortgage Lenders Network USA, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Christopher A. Brewington*, Grantee, the following land in Davidson County, Tennessee: *unmarried

Being Lot No. 28-B on the Plan of Zone Lot Division of Lots 23, 27, 28 and 48, Hunter's Point Subdivision, of record in Book 5200, Page 736, and amended in Book 6900, Page 366, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 28-B fronts 43.21 feet on the westerly margin of Hunter's Point and extends back 149.27 feet on the southerly line, which is a broken line, and 174.23 feet on the easterly line to a dead line in the rear, measuring 43.62 feet thereon.

Being the same property conveyed to J.P. Morgan Chase Bank, as Trustee Residential Funding Corporation, Attorney-in-Fact by Trustee's Deed filed July 17, 2006 as instrument number 20060717-0085948, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 5160 Hunters Point Lane, Hermitage, TN 37076.

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 his 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.

J.P. Morgan Chase Bank, as Trustee Residential Funding Corporation, Attorney in Fact, by its duly authorized attorney in fact, Mortgage Lenders Network, by Limited Power of Attorney recorded the 15th day of April, 2002 as Instrument No. 20020415-0046166 in the Register's Office for Davidson County, Tennessee.

BY: Kimball Mo

ITS: Kimball Mo Assistant Secretary

Acknowledgment

State of Connecticut
)ss.
County of New Haven

On this day before me, a Notary Public, personally appeared Kimball Mo **, to me personally well-known, who acknowledged that he/she is the** Assistant Secretary **of** Mortgage Lenders Network, USA **, a corporation, as attorney-in-fact for J.P. Morgan Chase Bank, as Trustee Residential Funding Co, a corporation, and that he/she, 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/herself as such officer.**

Witness my hand and seal this 21st **day of September, 2006.**

(SEAL)

Denise Antunes
Notary Public

Denise Antunes
Notary Public
State of Connecticut
My Commission Expires
June 30, 2009

My commission expires:

State of CONNECTICUT
)ss
County of NEW HAVEN

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, $88,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kimball Mo

Affiant

Kimball Mo
Assistant Secretary

Subscribed and sworn to before me this 21st day of September, 2006

(SEAL)

Denise Antunes

Notary Public

Denise Antunes
Notary Public
State of Connecticut
My Commission Expires
June 30, 2009

My commission expires:

Property owner and party responsible for payment of taxes:

Christopher A Brewington
5160 Hunters Point Lane
Hermitage, TN, 37076

Map No. 09805017900

Return to:

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

RETURN TO:

Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
122120