Return To:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CR., STE 5
BRENTWOOD, TN 37027
(615) 369-0039

Davidson County DEEDWARR
Recvd: 11/02/06 15:31 4 pgs
Fees:23.00 Taxes:221.63
20061102-0136461

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNT-060901384T

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP/PARCEL NUMBERS: |
|---|---|---|
| Steve Chaisson | Steve Chaisson | 135-211.00 |
| (Name) | (Name) | |
| 2601 Smith Springs Road | 2601 Smith Springs Road | |
| (Address) | (Address) | |
| Nashville, TN. 37217 | Nashville, TN. 37217 | |
| (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, N.A.
By: Residential Funding Corporation, as Attorney-in-Fact, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Steve Chaisson, the Grantees herein, their successors, heirs and assigns, that certain unimproved real estate located at 2601 Smith Springs Road, Nashville, TN, 37217, 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 10/12/06, 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, N.A.
By: Residential Funding Corporation, as
Attorney-in-Fact

BY: _____
Name: _____
Its: ~~Sharmel Dawson-Tyau~~ VP

State of CA
County of SAN DIEGO

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, N.A. By: Residential Funding Corporation, as 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 10-12-06, this SAN DIEGO.

GRACE PIRE SILVA
Commission # 1491170
Notary Public - California
San Diego County
My Comm. Expires May 23, 2008

_____
Notary Public
My Commission Expires: _____

State of CA
County of SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 59,900.00.

_____
Affiant
~~Sharmel Dawson-Tyau~~ VP

Subscribed and sworn to before me this _____.

GRACE PIRE SILVA
Commission # 1491170
Notary Public - California
~~San Diego County~~
My Comm. Expires May 23, 2008

_____
Notary Public
My Commission Expires: _____

# EXHIBIT A

A PARCEL OF LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 3 IN THE PLAN OF THE DIVISION OF THE REAL ESTATE OF JOHN ESTES, DECEASED, DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY GEO. W. WATKINS, SURVEYOR, DATED MAY 5, 1959, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: SAID PARCEL OF LAND BEGINS AT AN IRON PIN IN THE CENTER LINE OF NEW SMITH SPRINGS ROAD AND EXTENDS THENCE SOUTH 56 DEG. 30' EAST 375.8 FEET TO AN IRON PIN; THENCE NORTH 5 DEG. EAST 275 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF OLD SMITH SPRINGS ROAD; THENCE WITH SAID MARGIN OF SAID ROAD, SOUTH 86 DEG. EAST 225 FEET TO A POINT; WHERE SAID MARGIN INTERSECTS THE CENTER LINE OF NEW SMITH SPRINGS ROAD; THENCE ON A CURVE WITH SAID CENTER LINE SOUTHEASTERLY 80 FEET TO THE POINT OF BEGINNING. THERE IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXLUDED FROM THIS CONVEYANCE IS A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF SMITH SPRINGS ROAD ON THE COMMON LINE OF REDDEN AND WILLIAM DEWEY ATTERBURN SAID POINT 22' SOUTH OF CENTER LINE SURVEY STATION 78 PLUS 70 AND PROCEEDING AS FOLLOWS: SOUTHWESTWARDLY WITH THE COMMON OF REDDEN AND ATTERBURN A DISTANCE OF 3' TO A POINT ON THE NEW RIGHT OF WAY LINE OF SMITH SPRINGS ROAD; THENCE, NORTHWESTWARDLY WITH A LINE 25' SOUTH AND PARALLEL TO THE CENTER LINE AND A 3447.23' RADIUS CURVE TO THE LEFT A DISTANCE OF 20.76' THENCE N 52 DEG. 30' 00" W A DISTANCE OF 97' TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF OLD SMITH SPRINGS ROAD; THENCE, EASTWARDLY WITH SAID LINE A DISTANCE OF 3' TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF SMITH SPRINGS ROAD THAT IS 24' SOUTH OF CENTER LINE SURVEY STATION 77 PLUS 55; THENCE, SOUTHEASTWARDLY WITH THE EXISTING SOUTH RIGHT OF WAY LINE OF SMITH SPRINGS ROAD A DISTANCE OF 115' TO THE POINT OF BEGINNING AND CONTAINING 480 SQUARE FEET OR 0.01 OF AN ACRE MORE OR LESS.

LESS AND EXCEPT THAT PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE IN DEED BOOK 8169, PAGE 426.

BEING THE SAME PROPERTY CONVEYED TO BY RON REDDEN, JR. AND WIFE, AUDREY REDDEN BY WARRANTY DEED FROM F. CLAY BAILEY, JR., TRUSTEE, RECORDED ON THE 3RD DAY OF MAY, 1961 IN DEED BOOK 3221, PAGE 615, AND FURTHER CONVEYED TO JP MORGAN CHASE BANK, AS TRUSTEE, RECORDED OCTOBER 10, 2006 IN INSTRUMENT NO. 20061010-0125635, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

# SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.