Record 156

Davidson County DEEDWARR
Recvd: 12/22/06 09:06 4 pgs
Fees:23.00 Taxes:414.40
20061222-0157883

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNT-061001512T

SPECIAL WARRANTY DEED

		MAP/PARCEL NUMBERS: 108-16-297.00
ADDRESS NEW OWNER(S) AS FOLLOWS: Mark G. Southard	SEND TAX BILL TO: Mark G. Southard	
(Name) 1027 Hammack Court	(Name) 1027 Hammack Court	
(Address) Nashville, TN. 37214	(Address) Nashville, TN. 37214	
(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, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Mark G. Southard, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1027 Hammack Court, Nashville, TN, 37214, 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 11-17-06, 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

By: _____
Name: Sharmel Dawson-Tyau
Its: Vice President

State of CA
County of San Diego

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sharmel Dawson Tyau, 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, 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 CA, this 11-17-06.

ERWAYNE J. ASUNCION
Commission # 1577600
Notary Public - California
San Diego County
My Comm. Expires May 9, 2009

Notary Public
My Commission Expires: _____

State of CA
County of San Diego

The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant Christina Tanner

Subscribed and sworn to before me this 11-17-06.

ERWAYNE J. ASUNCION
Commission # 1577600
Notary Public - California
San Diego County
My Comm. Expires May 9, 2009

Notary Public
My Commission Expires: _____

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69B OF THE ZONE LOT DIVISION OF LOT NOS. 54, 64 AND 69, OF SECTION III REVISED, OF PERCY PRIEST WOODS, OF RECORD IN PLAT BOOK 6250, PAGE 428, AMENDING PLAT BOOK 5200, PAGE 789, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JACQUELINE R. MARCO F/K/A JACQUELINE R. BROWNE, AND HUSBAND, MICHAEL W. MARCO TO VALERIE OSBORNE, UNMARRIED AS RECORDED ON THE 2ND DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040602-0064799 AND WARRANTY DEED FROM GLORIA ELLEN SIMS RITCHIE AND HUSBAND, JOHN RITCHIE TO JACQUELINE R. BROWNE AS RECORDED ON THE 2ND DAY OF NOVEMBER, 1994 IN BOOK 9508, PAGE 360, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND FURTHER CONVEYED BY SUBSTITUTE TRUSTEES DEED TO JPMORGAN CHASE BANK, AS TRUSTEE, BY: RESIDENTIAL FUNDING GROUP AS ATTORNEY-IN-FACT AS RECORDED ON THE 10TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061010-0125634, 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.