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Davidson County DEEDWARR
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20070103-0001098

TENNESSEE
SPECIAL WARRANTY DEED

TO BE RECORDED IN THE **DAVIDSON** COUNTY REGISTER'S OFFICE
RETURN TO PREPARER AFTER RECORDATION.
THIS INSTRUMENT WAS PREPARED BY:

LACY, MOSELEY & CROSSLEY, P.C.
Attorneys at Law
Suite 2102, Riverview Tower
900 South Gay Street
Knoxville, Tennessee 37902
Telephone: (865) 637-3780

The preparer of this instrument has not conducted an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

Name and address of Grantee/Property Owner:
John Keightley, 101 Kennett Road, Old Hickory, TN 37138

Name and address of entity responsible for payment of realty taxes if different from Grantee:

Affidavit of Value or Consideration

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$860,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
Sworn to and subscribed before me, this 27th. day of December, 2006.

Wanda Rich-Morrison

Seal

Notary Public

My Commission Expires: January 31,2010

THIS SPECIAL WARRANTY DEED, made this 27th. day of December, 2006, by and between **JP Morgan Chase,** _____ (herein called "Grantor"), and **John Keightley** of Davidson County, State of Tennessee (herein called "Grantee").

WITNESSETH:

THAT SAID Grantor, for and in consideration of the sum of ten and no/100 ($10.00) dollars and for other good and valuable considerations in hand paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby bargain, sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead, redemption, year's support and all other marital rights, the following described real property ("Demised Premises"), to wit:

Demised Premises:

SITUATED in the Fourth (4th) Civil District of Davidson County, Tennessee, and being Lot No. 136 on the Plan of Brandywine Farms, Section IV, as of record in Book 3700, Page 108, Register's Office for said County as follows:

BEGINNING at a point in the Northerly margin of Kennett Road, common corner of Lots Nos. 136 and 137, thence with the line between said two lots, North 13 deg. 07 min. East 236.8 feet; thence South 87 deg. 20 min. West 294.4 feet, thence with the line between said Northerly margin Easterly 80.0 feet to the beginning.

BEING the same property conveyed to JP Morgan Chase by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC dated August 24, 2006 and recorded September 27, 2006 at Instrument No. 20060927-0119710, in the Register's Office for Davidson County, Tennessee.

Tax Parcel Identification Number of Demised Premises: **054 10 0 005.00**
Street Address of Demised Premises: **101 Kennett Road, Old Hickory, TN 37138**

SUBJECT TO any and all matters, conditions, limitations, reservations, set back requirements, easements, restrictions and encumbrances shown on or relating to any subdivision plat of the Demised Premises of record and any survey referred to herein.

GRANTEE DOES hereby assume and agree to pay all current year *ad valorem* real property taxes assessed against the Demised Premises, based upon pro ration at closing.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the Demised Premises to Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever. Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that **Grantor has full power, authority and right to convey the Demised Premises and that Grantor has not heretofore conveyed any rights or interests in the Demised Premises by other instrument or writing to any person. Grantor conveys herewith all right, title and interest previously conveyed to Grantor as aforesaid. Grantor makes no further warranties of any kind or nature and the Grantee, by acceptance of delivery hereof acknowledges the limitations of this Special Warranty Deed and accepts the Demised Premises in its present condition, AS IS AND WITH ALL FAULTS, and with Grantee acknowledging that Grantee has inspected or has had the reasonable opportunity to inspect the Demised Premises and to conduct any environmental tests or other third party examinations thereof.**

As used herein the singular shall mean the plural and the plural the singular, and any pronoun shall include the masculine, feminine or neuter gender as required by the context hereof.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused this Special Warranty Deed to be executed by a duly authorized representative, this the date first above-written.

GRANTOR:

JP MORGAN CHASE
BY: SUNTRUST BANK, IT'S
AGENT AND SERVICER

BY: Wanda Rich-Morrison

Wanda Rich-Morrison, Vice President

CORPORATE SEAL GEORGIA

STATE OF VIRGINIA §
§
CITY OF RICHMOND §

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Wanda Rich-Morrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Vice President** of the Maker, **SunTrust Bank**, or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

Witness my hand at office this the 27th. day of December, 2006.

My Commission Expires: 01/31/2010

Faye B. Coates, Notary Public

