Davidson County DEEDWARR
Recvd: 03/02/07 08:38 4 pgs
Fees:23.00 Taxes:192.40

20070302-0025684

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-060600753A

SPECIAL WARRANTY DEED

		MAP/PARCEL NUMBERS:
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	25-04 103.00
Daniel E. Reeder	Daniel E. Reeder	
(Name)	(Name)	
110 Jones Lane	110 Jones Lane	
(Address)	(Address)	
~~Goodlettsville~~ Goodlettsville, TN 37072	~~Goodlettsville~~ Goodlettsville, TN 37072	
(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, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Daniel E. Reeder, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 110 Jones Lane, Goodlettsville, TN, 37072, 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 2-5-07, 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, as its
Attorney-in-Fact

BY: _____
Name: _____
Its: Terri Acierno

State of CA
County of SAN DIEGO

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Terri Acierno, 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 _____ (Title of person signing) of _____ (Name of Company), 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 _____, this 2-5-07.

GRACE PIRE SILVA
COMM. #1491170
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission 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 $ 52,000.00.

_____
DeAnn McCown
Affiant

Subscribed and sworn to before me this 2-5-07.

GRACE PIRE SILVA
COMM. #1491170
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires May 23, 2008

_____
Notary Public
My Commission Expires: _____

EXHIBIT A

LAND IN THE 10TH, FORMERLY THE 20TH CIVIL DISTRICT OF DAVIDSON COUNTY, TN, BEING PART OF THE SOUTH PART OF LOT NO. 2 ON AN UNRECORDED MAP OF J. W. HARRIS, CLARK HOME PLACE, BEING LOT NO. 5 AS SHOWN ON A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, OCTOBER 22, 1954 AND DECEMBER 12, 1955, AND DESCRIBED AS FOLLOWS:□□BEGINNING ON THE SOUTHERLY MARGIN OF A 12-FOOT PRIVATE DRIVE, SOUTH 88 DEG. 48 MIN. WEST 241.9 FEET FROM THE INTERSECTION OF THE SOUTHEAST TERMINUS OF SAID DRIVE AND THE WESTERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO PAN-AM SOUTHERN CORPORATION BY DEED FROM JESSE J. JONES, ET AL. OF RECORD IN BOOK 2438, PAGE 411, RODC, TN; THENCE SOUTH 11 DEG. 12 MIN. EAST 152.2 FEET TO AN IRON PIN; THENCE SOUTH 85 DEG. 28 MIN. WEST 73.3 FEET TO AN IRON PIN IN A FENCE; THENCE WITH SAID FENCE NORTH 7 DEG. 33 MIN. WEST 156.3 FEET TO AN IRON PIN IN THE CENTER OF A BRANCH ON THE SOUTHERLY MARGIN OF SAID PRIVATE DRIVE; THENCE WITH THE SOUTHERLY MARGIN OF SAID PRIVATE DRIVE NORTH 88 DEG. 48 MIN. EAST 90 FEET TO THE BEGINNING.□□BEING THE SAME PROPERTY CONVEYED TO SEAN T. FREDERICK AND WIFE, AMANDA FREDERICK BY WARRANTY DEED FROM RONALD LEWIS CARR AND WIFE, JAMIE CARR, RECORDED ON THE 5TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040505-0050950, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
FURTHER CONVEYED BY SUBSTITUTE TRUSTEES DEED TO JPMORGAN CHASE BANK, AS TRUSTEE ON THE 10TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060710-0082372 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.