ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires NOV. 22, 2008

B-ESA-07-1703

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd A. Hilbert	JPMORGAN CHASE BANK, N.A.	
1703 Warfield Drive (ADDRESS)	(NAME) 1111 Polaris Pkwy (ADDRESS)	13103018200
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Columbus, OH 43240 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNIFER P. WELCH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TODD A. HILBERT AND WIFE, LAURIE S. HILBERT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Map of Neil Hunt Subdivision, as of record in Book 974, page 19, said Register's Office. Said Lot No. 38 fronts 75.15 feet on the southerly side of Warfield Avenue and runs back between parallel lines, 225 feet to a dead line.

Being the same property conveyed to Jennifer P. Welch, unmarried by deed from Michael James Henderson and spouse, Janet Lee Henderson of record in Book 10903 and Page 567 on 02/04/2007 and filed for record on 04/28/1998, Register Office for said County.

This Conveyance is subject to any and all existing easements and restrictions of record, including those listed in Plat Book 974 and Page 19; Book 1129 and Page 321; Book 6104 and Page 64, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1703 Warfield Drive, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 28th day of February, 2007

Jennifer P. Welch

Davidson County DEEDWARR
Recvd: 03/08/07 10:48 2 pgs
Fees:13.00 Taxes:1480.00

20070308-0028603

STATE OF Tennessee
COUNTY OF Davidson

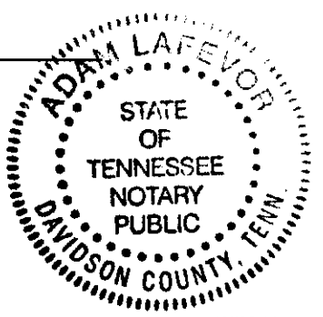
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer P. Welch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903