Davidson County DEEDWARR
Recvd: 05/01/07 10:08 3 pgs
Fees: 18.00 Taxes: 388.13

20070501-0051598

SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF Apr. 1, 2007

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT3116

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jozella A Policastro	American Brokers Conduit	042-11-0 065.00
(NAME)	(NAME)	
645 West Old Hickory Blvd.	4650 Regent Blvd.	
(ADDRESS)	(ADDRESS)	
	Ste. 100	Loan # 10002420001719961 9
Madison TN 37115	Irving TX 75063-2250	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jozella A Policastro, unmarried

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Real estate located in Davidson County, Tennessee, described as follows:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being Lots Nos. 9, 10, 11, 12, 13, and 14 of Block "C" on the Plan of Marthonna, not of record, described according to a survey made by J.A. Mefford, Surveyor, December , 1937, in two (2) tracts as follows:

TRACT ONE:

Land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, being Lots Nos. 11, 12, 13, and 14 of Block "C" on the Plan of Marthonna, not of record, described according to a survey made by J.A. Mefford, Surveyor, December___, 1937, as follows:

Beginning on the southerly margin of Old Hickory Boulevard at a point 100 feet west of the westerly margin of Ezell Road West, said point being the corner of Lots Nos. 14 and 15; thence, with said Boulevard, North 85 degrees 57' West - 100 feet to the corner of Lot Nos. 10 and 11; thence, with the line between said two Lots, southwardly 252.6 feet to the northerly line of Lot No. 19; thence with said line South 86 degrees 02' East - 100 feet to the corner of Lots Nos. 14 and 15; thence, with the line between said two Lots, northwardly 251.5 feet to the beginning.

TRACT TWO:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being Lots Nos. 9 and 10, in Block "C", of the Plan of Marthonna, not of record, described according to a survey made by J.A. Mefford, Surveyor, December , 1937, as follows:

Said Lots Nos. 9 and 10 are more particularly described as the northeasterly corner of said two Lots beginning at a point in the southerly line of Old Hickory Boulevard at a point 200 feet west of the intersection of the westerly line of Ezell Road West and the southerly line of Old Hickory Boulevard, fronting 50 feet on the southerly side of Old Hickory Boulevard and running back between parallel lines 251 1/2 feet on the westerly line and 252.6 feet on the easterly line to a dead line, and being 50 feet thereon.

EXCLUSION:
There is included in the above description, but expressly EXCLUDED from this conveyance the property contained in the following described tract, to wit:

Beginning at the point of intersection of the south margin of Old Hickory Boulevard and the west boundary of the P.H. Lindsley property; thence along the said west boundary South 01 degree 04' West - 21.1 feet to a point; thence along a curve having a radius of 1386 feet westwardly for 200.5 feet to a point; thence North 01 degree 04' East - 33.2 feet to a point in the said south margin; thence along the said south margin eastwardly 200 feet more or less to the point of beginning.

Being the same property conveyed to Anne Denise Rivers by Warranty Deed from Dale Garrett and wife, Emma Maria Garrett and Aaron Walker and wife, Robin Marie Walker dated November 30, 1994 and recorded December 30, 1994 in Book 9559, Page 60, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC as substitute trustee, dated February 22, 2007, recorded March 7, 2007, of record in Instrument No. 20070307-0028016, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved	☐				
This is improved	☒	property, known as	645 West Old Hickory Blvd.	Madison	37115
			(House Number, (Street)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Jozella A Policastro, and his/her/their assigns, forever.

Said Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee., has executed this deed this 12th day of April, 2007

Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee by Residential Funding Corporation, Attorney in Fact

Sara Coates

By Sharmel Dawson-Tyau

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sharmel Dawson-Tyau, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of Residential Funding Corporation, the Attorney in Fact of said Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee., the within named bargainor, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20020415-0046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of April, 2007

Notary Public

My Commission expires: 3-19-10

PEARL L. ROBINSON
Commission # 1647105
Notary Public - California
San Diego County
My Comm. Expires Mar 19, 2010

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT3116