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 $118,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2007

Notary Public

MY COMMISSION EXPIRES: 1-22-09
(AFFIX SEAL)

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

RT3152

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonisha L. Jones	Countrywide Home Loans	150-03-0 075.00
(NAME)	(NAME)	
3300 Country Way Road aka 3261 Anderson Road	MS SV-79 Document Processing	
(ADDRESS)	(ADDRESS)	Loan # 0008105602-6
Antioch TN 37013	Van Nuys CA 91410-2328	
(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, The 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 Tonisha L. Jones, a single person, 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:

Being Lot No. 73 on the Plan of the Country Subdivision, Section 3, of record in Plat Book 5200, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda B. Jones by Warranty Deed from David M. Hagar and wife, Sharon J. Hagar dated December 30, 1986 and recorded January 5, 1987 in Book 7094, Page 878, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee by Substitute Trustee's Deed dated March 1, 2007 and recorded on March 15, 2007 at Instrument No. 20070315-0031711 in the Register's Office of 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	3300 Country Way Road aka 3261 Anderson Road	Antioch	37013
			(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 Tonisha L. Jones, and his/her/their assigns, forever.

Said The 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.

Davidson County DEEDWARR
Recvd: 05/11/07 10:42 2 pgs
Fees:13.00 Taxes:438.08

20070511-0056715

IN WITNESS WHEREOF, the said The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee., has executed this deed this 23rd day of April, 2007

The 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 The 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 200204150046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 23rd day of April, 2007

Notary Public

My Commission expires: _____

RETURN TO:

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

RT3152