Davidson County DEEDWARR
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Fees:23.00 Taxes:277.50

20070522-0060796

Prepared by and return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-070500651S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Derrick G. Sandoval and Mariano Luna as joint tenants with right of survivorship	SEND TAX BILL TO: Derrick G. Sandoval and Mariano Luna as joint tenants with right of survivorship	MAP/PARCEL NUMBERS: 148-12-0-059.00
(Name)	(Name)	
201 Seaboard Lane, 202	Same	
(Address)	(Address)	
Franklin, TN 37067	Same	
(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, The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee Company, N.A., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Derrick G. Sandoval and Mariano Luna as joint tenants with right of survivorship, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 853 Richards Road, Antioch, TN, 37013, 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 and have a good right to convey it.

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 May 15th, 2007. the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.



The Bank of New York Trust Company, N.A., as
successor to JPMorgan Chase Bank, N.A., as Trustee

By: _____
Name: Sharmel Dawson-Tyau

Its:

VP
Title:

State of CA
County of Santiago

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sharmel Dawson-Tyau, 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 VP (Title of person signing) of Bank of New York (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 May 15th, 2007.

_____
Notary Public
My Commission Expires: _____

State of CA
County of Santiago

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

_____
Affiant Sara Coates

Subscribed and sworn to before me this 16th day of May, 2007

_____
Notary Public
My Commission Expires: _____

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.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 6, PLAN OF HAZELWOOD, SECTION II, as shown on plat of record in Plat Book 3106, Page 97, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Quitclaim Deed from Leon A. McWhirter to Judy B. DeMoss as recorded on the 25th day of March, 1987 in Book 7180, Page 323 and Warranty Deed from Richard H. Thomas and wife, Ella B. Thomas to Leon A. McWhirter and wife, Judy B. McWhirter as recorded on the 24th day of February, 1969 in Book 4312, Page 262, in the Register's Office of Davidson County, Tennessee.

The last deed of record being the Substitute Trustee's Deed was filed at Instrument No. 20070129-0011573, in the Register's Office of Davidson County, Tennessee.