FILE NO. SP45282
FILE BOX "7"

SPECIAL WARRANTY DEED

ALAN SATURDAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Melissa C Sparks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MAY, 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

RT1811

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa C. Sparks	OWNER	04411013400
(NAME)	(NAME)	
1335 Georgetown Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/24/07 11:01 2 pgs
Fees:13.00 Taxes:288.60
20070524-0061940

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 N.A. as trustee, Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney in Fact, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Melissa C. Sparks,

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:

Being Lot Number #73, Section "A" on the Plan of Village of Old Hickory, as of record in Plat Book #1424, Page #68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to The Bank of New York Trust Company N.A. as successor to JPMorgan Chase N.A. as trustee, Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney in Fact by Substitute Trustee's Deed from Arnold M. Weiss, as substitute trustee, dated January 2, 2007, recorded January 22, 2007, of record in Instrument No. 20070122-0008704, 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 605 Lawerence Street Old Hickory 37138
(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 Melissa C. Sparks, and his/her/their assigns, forever.

Said The Bank of New York Trust Company N.A. as successor to JPMorgan Chase N.A. as trustee, Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney in Fact., 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 The Bank of New York Trust Company N.A. as successor to JPMorgan Chase N.A. as trustee, Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney in Fact., has executed this deed this 10th day of May, 2007

The Bank of New York Trust Company N.A. as successor to JPMorgan Chase N.A. as trustee, Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney in Fact

By: Terri Acierno /AUT

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 Terri Acierno, 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 Company, LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said The Bank of New York Trust Company N.A. as successor to JPMorgan Chase N.A. as trustee, Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney in Fact., 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 10th day of May, 2007

Notary Public

My Commission expires: _____

RETURN TO:

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

RT1811