Release Return To:

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

3062

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 157,250.00

Subscribed and sworn to before me, this 5th day of June, 2007.

My Commission Expires: 10-16-09

D. L. FRYE
Commission # 1613486
Notary Public - California
San Diego County
My Comm. Expires Oct 16, 2009

Affiant

D.L. Frye

Notary Public

Davidson County DEEDWARR
Recvd: 06/19/07 15:40 2 pgs
Fees:13.00 Taxes:581.83
20070619-0073425

SPECIAL WARRANTY DEED

~~I hereby certify this is a true and exact copy of the original.~~

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
WILLIAM NEAL HARGROVE 4728 AARON DRIVE ANTIOCH, TENNESSEE 37013 MAP & PARCEL NO. 173-04-0A/ 101.00	William Hargrove 4728 Aaron Drive Antioch, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

U. S. BANK NATIONAL ASSOCIATION,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

WILLIAM NEAL HARGROVE, a single man

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 101 ON THE PLAN OF OAK HIGHLANDS, PHASE I, AS OF RECORD IN THE PLAT BOOK 6900, PAGES 432 THROUGH 435, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO U. S. BANK NATIONAL ASSOCIATION BY TRUSTEE'S DEED FROM BILLY GLASS AS CO-TRUSTEE, DATED APRIL 18, 2007, AND FILED OF RECORD ON MAY 17, 2007, IN INSTRUMENT NO. 20070517-0058890, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS OF RECORD IN BOOK 7350, PAGE 24, AND RE-RECORDED IN BOOK 7367, PAGE 587: AMENDED IN BOOK 8765, PAGE 77, INSTRUMENT: 20020725-0089130, AND INSTRUMENT: 20020725-0089131; AMENDMENT TO BY-LAWS OF RECORD IN BOOK 8765, PAGE 90 :AND QUITCLAIM DEEDS TO OAK HIGHLAND OWNERS ASSOCIATION OF RECORD IN BOOK 7473,PAGE 697, AND INSTRUMENT; 20040217-0017737, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE

THIS IS IMPROVED PROPERTY KNOWN AS: 4728 AARON DRIVE, ANTIOCH, TENNESSEE 37013

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES 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 GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 OUR HANDS THIS 5th DAY OF JUNE, 2007.

HEIDI BRODERSEN, ASST. VICE PRESIDENT

Chase Bank, N.A.
Attorney-In-Fact

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Heidi Brodersen, who, upon oath, acknowledged him/herself to be the Asst. Vice President of JP Morgan Chase Bank, N.A., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained and who further acknowledged that She is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 5th day of June, 2007.

My Commission Expires: 10-16-09

D. L. FRYE
Commission # 1613486
Notary Public - California
San Diego County
My Comm. Expires Oct 16, 2009

D. L. Frye
Notary Public

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SPECIAL WARRANTY DEED

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