SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,110.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF October, 2007

Elaine Eversmeyer
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

RT3223

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IFS Properties LLC	IFS Properties LLC	048-00-O 111.00
(NAME)	(NAME)	
3620 Echo Lane	1160 E Jericho Tpk	
(ADDRESS)	(ADDRESS)	
	STE 217	
Nashville TN 37218	Huntington NY 11743	
(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 IFS Properties LLC,

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 Thirteenth Civil District of Davidson County, Tennessee, more particularly described according to a survey by W.W. Turner Company, as follows:

Starting with a concrete monument at the west end of the return at the northwest corner of the intersection of Echo Lane and the Clarksville Pike, and running thence in a westerly direction along the northerly margin of Echo Lane 848.4 feet to an iron pin and the point of beginning for this parcel of land; thence leaving said lane at right angles in a northerly direction 391.0 feet to an iron pin; thence in a westerly direction 117.0 feet to an iron pin; thence in a southerly direction 390.0 feet to an iron pin in the northerly margin of Echo Lane; thence in an easterly direction along the northerly margin of said lane 117.0 feet to the point of beginning.

Previously conveyed to Michael R. Gardner by Warranty Deed from Rebecca E. Brooks dated April 1, 1976 and recorded April 5, 1976 in Book 5012, Page 26, Register's Office for Davidson County, Tennessee, AND:

Being the same property conveyed to Michael R. Gardner by Quitclaim Deed from Ida Lee Gardner dated February 2, 1993 and recorded June 2, 1993 in Book 8966, Page 922, 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 from Priority Trustee Services of TN, LLC as substitute trustee, dated March 8, 2007, recorded March 21, 2007, of record in Instrument No. 20070321-0034262, 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 ☒ property, known as 3620 Echo Lane Nashville 37218
improved
(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 IFS Properties LLC, 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: 10/15/07 10:57 2 pgs
Fees:13.00 Taxes:459.21



20071015-0121959

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 15th day of May, 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

By Sharmel Dawson-Tyau

STATE OF CALIFORNIA

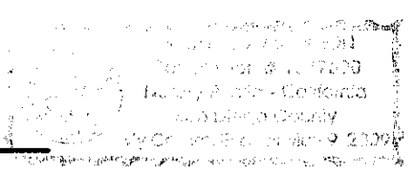
COUNTY OF SAN DIEGO

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 02089763 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 15th day of May, 2007

Notary Public

My Commission expires: _____



RETURN TO:

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

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

RT3223