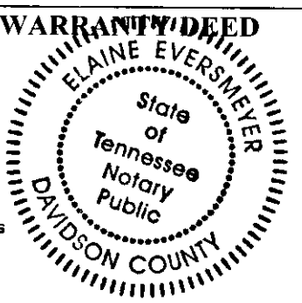
SPECIAL WARRANTY DEED



Davidson County DEEDWARR
Recvd: 01/31/08 10:58 2 pgs
Fees:13.00 Taxes:345.95



20080131-0009969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January, 2008

Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT4087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Hawkins	Fifth Third Mortgage Company	165-14-0-112.00
(NAME)	(NAME)	
1200 Deerhaven Ct.	5001 Kingsley Dr	Loan No.
(ADDRESS)	(ADDRESS)	
	MD 1MOB3A	4049192-8
Antioch TN 37013	Cincinnati OH 45227	
(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 as nominee for 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 Jeffrey Hawkins, AN UNMARRIED MAN

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. 105 on the Plan of Peppertree Forest, Section 12, of record in Plat Book 8250, page 80, 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 Yvonne T. Johnson, unmarried, by Warranty Deed from Claudia A. McGee F/K/A Claudia Crowley and husband, Thomas P. McGee, Jr. dated April 14, 2005 and recorded April 19, 2005 in Instrument Number 20050419-0043203, 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 as nominee for the Bank of New York Trust Company, N.A., as Successor to JPMorgan Chase Bank, N.A. as Trustee by Warranty Deed in Lieu of Foreclosure from Yvonne T. Johnson, dated May 24, 2007, recorded September 21, 2007, of record in Instrument No. 20070921-0112930, 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 1200 Deerhaven Ct. Antioch 37013
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 Jeffrey Hawkins, 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 as nominee for the Bank of New York Trust Company, N.A., as Successor to JPMorgan Chase Bank, N.A. as Tru., 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 Bank, N.A. as Trustee as nominee for the Bank of New York Trust Company, N.A., as Successor to JPMorgan Chase Bank, N.A. as Trustee., has executed this deed this 3rd day of January, 2008

The Bank of New York Trust Company., N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee as nominee for the Bank of New York Trust Company, N.A., as Successor to JPMorgan Chase Bank, N.A. as Trustee by Residential Funding Company LLC f/k/a Residential Funding Corporation, Attorney in Fact

By

Sharmel Dawson-Tyau

STATE OF TEXAS

COUNTY OF DALLAS

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 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 Bank, N.A. as Trustee as nominee for 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 20020415004616 6 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 3rd day of January, 2008

Notary Public

My Commission expires: _____

MICHELE ARCHULETA
Commission # 1541789
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2009

RETURN TO:

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

RT4087