Prepared by:
Return to: 1531709
ServiceLink LP
4000 Industrial Blvd
Aliquippa PA 15001

Davidson County DEEDWARR
Recvd: 03/17/08 10:49 3 pgs
Fees:18.00 Taxes:302.66
20080317-0026494

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 25 day of February, 2008, by and between **The Bank of New York Trust Company, as successor in interest to JPMorgan Chase Bank, National Association, fka JPMorgan Chase Bank, as Trustee – SURF-BC2,** party of the first part, and **Dale Dorsey and wife, Cheryl L. Dorsey,** party of the second part,

WITNESSETH: That for ~~good and valuable consideration~~ ($81,800.00) Eighty One Thousand Eight Hundred Dollars, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 2 of the Final Plat for the Resubdivision of Lots 235 on the Map of Maplewood Heights Second Subdivision of record in Instrument No. 20020624-0075605, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to party of the first part by Trustee's Deed of record at Instrument No. 20071126-0136611, recorded on November 26,2007, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The Seller makes no representations or warranties, of any kind whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property. Buyer assumes all taxes owed and due for the current year and takes title subject to any all encumbrances, easements, liens, or exceptions filed in the Register's Office of Davidson County, Tennessee. This deed was prepared without the benefit of a title search.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

The Bank of New York Trust Company, as successor in interest to JPMorgan Chase Bank, National Association, fka JPMorgan Chase Bank, as Trustee – SURF-BC2

BY: ✓ _____
Title Robert Tompkins Vice President

****

STATE OF TX
COUNTY OF Harris

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared Robert Tompkins VP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of the within named Successor in Interest to the within named Trustee and that he/she as such Officer of said Successor, being authorized so to do, executed the foregoing instrument as authorized and as an Officer of the Successor in Interest to the Trustee, for the purposes herein contained, by signing his/her name as an Officer of the Successor in Interest to the Trustee.

WITNESS my hand and seal at office this 25 day of Feb, 2008.

Notary Public Pauline Winfrey
My Commission expires:
8-27-2011

PAULINE WINFREY
MY COMMISSION EXPIRES
AUGUST 27, 2011

****

(FOR RECORDING DATA ONLY)

Property Address:
3842 Hutson Avenue
Nashville, TN 37216

Grantor:
The Bank of New York Trust Company
Loan No.: 14194971
4828 Loop Central Drive
Houston, TX 77081

Grantee:
Dale Dorsey
Cheryl Dorsey
3842 Hutson Avenue
Nashville, TN 37216

Tax/Parcel Numbers:
061-10-0-237

Mail tax bills to:
Dale Dorsey
Cheryl Dorsey
3842 Hutson Avenue
Nashville, TN 37216

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $81,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Adam Lafevor

Subscribed and sworn to before me this the 5 day of March, 2008.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/22/08