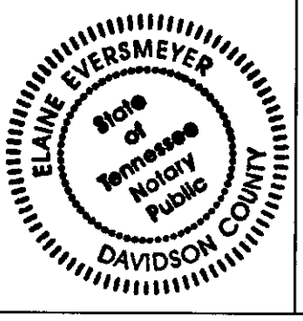
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Paula Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 2008

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

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

RT5003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philana J McClendon	Philana McClendon	149-05-0-018.00
(NAME)	(NAME)	
4819 Apollo Drive	620 Glenties Dr	Davidson County DEEDWARR Recvd: 04/11/08 12:53 2 pgs Fees:13.00 Taxes:259.00
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Smyrna TN 37167	20080411-0036966
(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 Philana J McClendon, married

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 property situated in the County of Davidson, State of Tennessee:

Being Lot No. 158 on the plan of Section 2, Barclay Square of record in Plat Book 4660, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Aron Wortham and wife, Mae F. Wortham by Warranty Deed from bobby L. Mills and wife, Ann M. Mills, dated April 28, 1988 and recorded on May 3, 1988 in Book 7533, Page 305, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to James Bauguss and wife, Mae F. Wortham by Quitclaim Deed from Me F. Wortham, as surviving tenant by the entirety dated October 13, 1999 and recorded on October 21, 1999 in Book 11711, Page 863, said Register's Office.

Said property being further conveyed to The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee dated October 25, 2007 and recorded on November 7, 2007 in Instrument No. 20071107-0131353, said Register's Office.

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 4819 Apollo Drive 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 Philana J McClendon, 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.

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 28th day of December, 2007

The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A,. as Trustee by Residential Funding Company LLC by Residential Funding Corporation, Attorney in Fact

By Patrick McClain

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Patrick McClain, 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., 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 200204150046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 28th day of December, 2007

E Evelyn Brown
Notary Public

My Commission expires: 11-02-11

E. EVELYN BROWN
Notary Public, State of Texas
My Commission Expires
November 02, 2011

RETURN TO:

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

RT5003