SPECIAL WARRANTY DEED

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May, 2008

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

RT5035

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Reese	Michael E Reese	093-16-0 351.00
(NAME)	(NAME)	
65 Donelson Street	409 Hadwood Dr.	Davidson County DEEDWARR Recvd: 05/23/08 10:10 2 pgs Fees:13.00 Taxes:46.25
(ADDRESS)	(ADDRESS)	20080523-0052960
Nashville TN 37210	Smyrna TN 37167	
(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, JPMorgan Chase Bank, N.A., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Michael E. Reese, 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 estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 16 of Block C, on the Plan of The Hermitage Addition to Nashville, as of record in Book 57, page 43, Register's Office for said Count. Said Lot No. 16 fronts 50 feet on the easterly side of Donelson Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert Reynolds and wife, Annie Pearl Reynolds by Warranty Deed from Homer McEwen and wife, Ella Mai McEwen dated February 7, 1964 and recorded February 10, 1964 in Book 3678, Page 71, Register's Office for Davidson County, Tennessee, AND;

Robert Reynolds died _____ leaving Annie Pearl Reynolds as surviving tenant by the entireties. Annie Pearl White Reynolds died leaving a will of record in Instrument No. 20030505-0059496 Register's Office for Davidson County, Tennessee, in which she devised the subject property to Felton Reynolds and Karlos Reynolds with a right to occupy until she was 21 to Angel Danielle Rae Reynolds.

Being the same property conveyed to JPMorgan Chase Bank, N.A. by Trustee's Deed from Matthew Smith as Co-Trustee dated November 1, 2007 and recorded November 13, 2007 in Instrument Number 20071113-0132694, Register's Office for Davidson County, Tennessee.

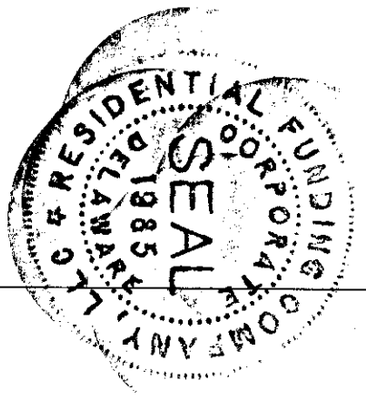
THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 65 Donelson Street Nashville 37210
(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 Michael E. Reese, and his/her/their assigns, forever.

Said JPMorgan Chase Bank, N.A., 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 JPMorgan Chase Bank, N.A., has executed this deed this 13th day of May, 2008



JPMorgan Chase Bank, N.A. by Residential Funding Company LLC f/k/a Residential Funding Corporation, Attorney in Fact

By Sharmel Dawson-Tyau VP

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 Company LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said JPMorgan Chase Bank, N.A., 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 20020415-0046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 13th day of May, 2008

Notary Public

My Commission expires: _____

ERWAYNE J. ASUNCION
Commission # 1577600
Notary Public - California
San Diego County
My Comm. Expires May 9, 2009

RETURN TO:

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

RT5035