QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: JP Morgan Chase Bank, Trustee 1270 Northland Drive, Ste. 200 Mendota Heights, MN 55120	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 09508002700

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

DOUGLAS WEAVER TEMPLETON

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

JP MORGAN CHASE BANK as Trustee

HEREINAFTER called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

BEING Lot No. 182, Eva-Mor Heights Subdivision, Section III, as of record in Book 1835, Page 92, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Tamworth Drive at the corner of Lots 182 and 183; thence northwestwardly with the line corner of Lots 182 and 183; thence northwestwardly with the line between said lots, 106.2 feet to a point, the southeast corner of Lot 181, thence with the line between Lots 181 and 182, westwardly 115.4 feet to a point in the east margin of Rachel Drive; thence wit the margin of the same southwardly 119.3 feet to a point, the beginning of a curve; thence southeastwardly around said curve, 33.77 feet to a point in the north margin of Tamworth Drive, thence eastwardly with the margin of the same 152.22 feet to the beginning.

BEING the same property conveyed to JP Morgan Chase Bank as Trustee, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as substitute trustee, of record in Instrument No. 20050318-0029795, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Sandra Lynn Templeton Wary to Paul Douglas Templeton of record in Instrument No. 20020401-0038938, said Register's Office. The said Paul Douglas Templeton having since died testate, by Will of record in Vol # 4990/950623, Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 02P-1978. Sandra Templeton Light (now Wray) and Douglas Weaver Templeton being the only surviving children of Paul Douglas Templeton.

The Grantor is conveying any interests he may possess in the property as the legal heir of Paul Douglas Templeton.

This is improved property known as **313 Rachel Road, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 9th day of May, 2008.

Douglas W Templeton
DOUGLAS WEAVER TEMPLETON

Davidson County DEEDQC
Recvd: 05/23/08 10:46 2 pgs
Fees:12.00 Taxes:0.00

20080523-0053008

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **DOUGLAS WEAVER TEMPLETON,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 9th day of May, 2008.

Bonnie S. Anderson
NOTARY PUBLIC
My Commission Expires: 11/7/11

BONNIE S. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

Lisa M. Fuhrmeyer
AFFIANT

Sworn to and subscribed to before me this 23rd day of May, 2008.

Tara Hawley
NOTARY PUBLIC
My Commission Expires:

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009