Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1008-153

Davidson County DEEDWARR
Recvd: 08/20/08 09:42 3 pg
Fees:18.00 Taxes:129.13
20080820-0085415

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5 day of August, 2008, by JP Morgan Chase Bank, N.A. as Trustee, by its duly authorized Attorney in fact, Residential Funding Company, LLC f/k/a Residential Funding Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Pauline V. Peets, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Two Highland Trace Subdivision, of record in Book 5200, page 616, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to JPMorgan Chase Bank, N.A. in Trustee's Deed filed as instrument number 20080122-0006401.

Commonly known as: 2552 Highland Trace Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

JP Morgan Chase Bank, N.A. as Trustee, by its duly authorized Attorney in fact, Residential Funding Company, LLC f/k/a Residential Funding Corporation.

POA instrument# 2002 0415-0046166

BY: _____

ITS: Bill Mueller, VP

Acknowledgment

State of CA

County of San Diego)ss.

* F/k/A Residential Funding Corporation mn

On this day before me, a Notary Public, personally appeared Bill Mueller, **to me personally well-known, who acknowledged that he/she is the** VP **of** Residential Funding Company, LLC,* **a corporation, as attorney-in-fact for JP Morgan Chase Bank, N.A. as Trustee, ~~by its duly authorized Attorney in fact, Residential Funding Company, LLC f/k/a Residential Funding Corporation, a corporation,~~ and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 5 **day of** Aug., 08.

_____

Notary Public

My commission expires:

_____

(Seal)

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

State of TN

County of Williamson)ss.

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, $34,900.00 FHA, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pauline V. Ha

Grantee or Agent of Grantee

Subscribed and sworn to before me this 18 day of August, 2008.

Notary Public

My commission expires:

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

(Seal)

Property owner and party responsible for payment of taxes:
Edward & Gamble Real Estate,
2552 Highland Trace Drive
Nashville, TN, 37207

Map No. 059 120019.00 059-12-0-019.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211