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022661813 **SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into this 23 day of September, 2008, by and between, **JP Morgan Chase Bank N.A., as Trustee, by EMC Mortgage Corporation, as Attorney-in-Fact,** party of the first part, and William Austin Gray and Delaney M. Gill, both unmarried Joint Tentants with* party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit :

Land in Davidson County, Tennessee, being Lot 14, Plan of Gibson Heights, as shown on plat of record in Book 1835, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEGINNING on the westerly margin of Sandy Drive at the northeast corner of Lot No. 13 on said Plan; thence with the westerly margin of said Drive northwardly 80 feet to the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to the southerly margin of Andrew's Place; thence with the southerly margin of said Andrew's Place westwardly 130 feet; thence south 33 degrees west 100 feet to the northwest corner of Lot No. 13; thence with the line between Lots Nos. 13 and 14 eastwardly 150 feet to the beginning.

Property Known as: 2607 Sandy Drive, Nashville, Tennessee, 37216

*rights of survivorship

Parcel Id No.: 07305019400

This being the same property conveyed to **JP Morgan Chase Bank N.A., as Trustee**, by Substitute Trustee's Deed of record in Instrument Number 20080731-0078534 in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

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, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Plat(s) recorded in Plat Book 1835, Page 133, Declaration of Covenants, Conditions and Restrictions recorded in Book 2087, Page 453 in the Register's Office of Davidson County, Tennessee; and 2008 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

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

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

JP Morgan Chase Bank N.A., as Trustee, by EMC Mortgage Corporation as Attorney-in-Fact

Craig Reuter
Assistant Vice President

STATE OF Texas
COUNTY OF Denton }

Personally appeared before me a Notary Public, Craig Reuter with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the AVP of EMC Mortgage Corporation, as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

WITNESS my hand an Official Seal this 4th day of September, 2008.

NOTARY PUBLIC

My Commission Expires:

STATE OF

FERRY ASKARI
Notary Public, State of Texas
My Commission Exp. 12-13-2011

Davidson County DEEDWARR
Recvd: 09/25/08 09:19 2 pg
Fees:13.00 Taxes:536.13
20080925-0097501

COUNTY OF

I 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 $144,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

AFFIANT

Craig Reuter
Assistant Vice President

Subscribed and sworn to before me this the 4th day of September, 2008.

NOTARY PUBLIC

FERRY ASKARI
Notary Public, State of Texas
My Commission Exp. 12-13-2011

My commission expires:

Property Address:
2607 Sandy Drive
Nashville, TN 37216

New Owner and Mail Tax Bills to:
William A. Gray & Delaney M. Gill
2607 Sandy Drive
Nashville, TN 37216

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
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Memphis, TN 38117
(901) 525-2427