SPECIAL WARRANTY DEED

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF COLLIN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant Maria Castillo

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 2008

Bobbi Laughlin
Notary Public

MY COMMISSION EXPIRES: 07-30-2012
(AFFIX SEAL)

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

RT7697

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chan McCullough	Chan McCullough	107-09-0-101/
(NAME)	(NAME)	
906 Rexdale Drive	905 Travelers Crt	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville, TN, 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/12/08 10:26 2 pgs
Fees:13.00 Taxes:277.50

20081112-0111864

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, U.S. Bank National Association, as trustee for J.P. Morgan Mortgage acquistion trust 2006-CW1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Chan McCullough, 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:

The following described real property situate in the City of Nashville, County of Davidson, and State of Tennessee, to-wit:

BEING Lot No. 29 on the plan of Patricia Heights, Section One, as of record in Book 2331, Pages 130 and 131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thurman C. Flippen, Sr. and wife, Carolyn Hawn Flippen, by Warranty Deed from Wayne H. Downs and wife, Bobby J. Downs, dated April 22, 1985, recorded APril 23, 1985, of record in Book 6539, Page 529, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn Hawn Flippen, an unmarried woman, by Quitclaim Deed from Thurman C. Flippen, Sr., also known as Thurman Cecil Flippen, Sr., dated March 6, 2006, recorded April 17, 2006, of record in Instrument Number 20060417-0043391, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquistion Trust 2006-CW1, by Trustee's Deed from, Robert M. Wilson, Jr., as Trustee, dated July 18, 2008, recorded July 28, 2008, of record in Instrumen Numb er 20080728-0076837, 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, know n as 906 Rexdale Drive Nashville 37217
(House Numbe r, 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 Chan McCullough, and his/her/th eir assigns, forever.

Said U.S. Bank National Asso ciation, as trustee for J.P. Morgan Mortgage acquistion trust 2006-CW1., warrants the title to said property against the claims of all persons claiming, o to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said U.S. Bank National Association, as trustee for J.P. Morgan Mortgage acquistion trust 2006-CW1, has executed this deed this 6th day of November, 2008

U.S. Bank National Association, as trustee for J.P. Morgan Mortgage acquistion trust 2006-CW1 by Countrywide Home Loans, Inc., Attorney in Fact

By Lizeth Garcia, Assistant Secretary

Maria Castillo, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Lizeth Garcia, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans, Inc., the Attorney in Fact of said U.S. Bank National Association, as trustee for J.P. Morgan Mortgage acquistion trust 2006-CW1., the within named bargainor, and that he/she as such Assistant Secretary, 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 20080729-0077303 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 6th day of November, 2008

Bobbi Laughlin Notary Public

My Commission expires: 07-30-2012

NOTARY PUBLIC STATE OF TEXAS
BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

RETURN TO:

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

RT7697