Return to: Chapman & Rosenthal Title, Inc.
3817 Bedford Ave, Suite 140
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/21/08 10:40 3 pgs
Fees:18.00 Taxes:436.60

20081121-0114598

STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

Subscribed and sworn to before me this 10th day of November, 2008.

My Commission Expires: 7/24/2011

Affiant Michelle Crenshaw

KAVITA R. COOPER
Notary Public, State of Texas
My Commission Expires
July 24, 2011

Notary Public

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
GEOFFREY W. NEWHALL ~~GEOFF NEWHALL~~, and ~~JIM SCHULTZ~~ and JAMES A. SCHULTZ ~~DERRICK HAWKINS~~ 1819 ROSEBANK AVENUE NASHVILLE, TN 37216 MAP & PARCEL NO. 073-13-0/166.00	New Owner

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LASALLE BANK, N.A., as Trustee,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO
GEOFFREY W. JAMES A.
~~GEOFF NEWHALL, & JIM SCHULTZ AND DERRICK HAWKINS~~,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Lot no. 10 on the Plan of Henderson Gardens, Section 1, as of record in Book 2900, page 75, register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lasalle Bank, NA as Trustee by Trustee's Deed from Greg Ivester, Co-Trustee, dated October 1, 2008, and filed of record on October 20, 2008, in Instrument No. 20081020-0104837, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *1819 ROSEBANK AVENUE, NASHVILLE, TN 37216*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE

DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 10th DAY OF NOVEMBER, 2008.

LASALLE BANK, NA, as Trustee

By Attorney-inFact: Chase Home Finance LLC

by: Perry Pollard
Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Perry Pollard, who, upon oath, acknowledged him/herself to be the Assistant Vice President of Chase Home Finance LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Chase Home Finance LLC executed the within instrument for the purposes therein contained and who further acknowledged that Chase Home Finance LLC is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 10th day of November, 2008.

My Commission Expires: 7/24/2011

KAVITA R. COOPER
Notary Public, State of Texas
My Commission Expires
July 24, 2011

Kavita R. Cooper
Notary Public

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SPECIAL WARRANTY DEED

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THIS INSTRUMENT PREPARED BY:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Ste 140
Nashville, TN 37215

Davidson County POA
Recvd: 09/02/08 15:55 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20080902-0089896

LIMITED POWER OF ATTORNEY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS, that I, **KAREN NEWHALL,** of the County of DAVIDSON, State of Tennessee, have made, constituted and appointed, and by these presents do make, constitute and appoint **GEOFF NEWHALL** to be my true and lawful attorney in my name, and as my act and deed, to sign, execute, deliver and acknowledge contracts, deeds, leases, mortgages, deeds of trust, bonds, notes, receipts, releases, bills of sales, settlement statements and such other instruments in writing of whatever kind and nature as may be necessary and proper in connection with the **ANY PURCHASE OR SALE OF REAL PROPERTY.**

I do hereby give and grant to my said attorney full general power and authority to do and perform all and every act and thing necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present.

I do hereby ratify and confirm all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

It is also my express intention that the rights, powers, and authority of said Attorney-in-Fact granted herein shall not be revoked, but shall remain in full force and effect, in the event that I subsequently become mentally or physically incapacitated.

WITNESS my hand this the 29TH day of August, 2008.

Karen Newhall

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named KAREN NEWHALL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 29TH day of AUGUST, 2008

Kate Rosenthal
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal Notary Public State Of Tennessee County of Sumner