SPECIAL WARRANTY DEED

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 2008

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 12/10/08 10:25 2 pgs
Fees:13.00 Taxes:255.30
20081210-0119085

RT7737

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E Walker	CHARLES E. WALKER	119-11-0 108.00 and 109.00 /
(NAME)	(NAME)	
2615 Joplin Drive	69 THOMPSON LANE	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	NASHVILLE TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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. The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Charles E Walker, A SINGLE PERSON

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:

Real estate located in Davidson County, Tennessee, described as follows:

Part of Lot Nos. 38 and 39 on the Plan of Thompson Lane Park, as of record in Book 2331, Page 138, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Beginning at a point in the southerly margin of Joplin Drive, said point being the common corner of Lots No. 37 and 38; thence easterly 48.42 feet with the southerly margin of Joplin Drive and a curve to the left having a radius of 510.42 feet to a point in the westerly margin in Interstate Highway No. 24 thence S 21 deg. 51 min. E 195.82 feet with the westerly margin of Interstate Highway No. 24 to a point in the common boundary lines of Lot Nos. 39 and 40, said point being S 30 deg. 13 min. W 147.80 feet from the southerly margin of Joplin Drive; thence S 30 deg. 13 min. W 88.40 feet with the common line of Lot Nos. 39 and 40 to a point in the north line of Lot No. 42; thence N 78 deg. 47 min. W 166 feet to a common corner of Lots Nos. 37 and 38 in the north line of Lot No. 43; thence northerly 254.8 feet with the common line of Lots Nos. 37 and 38 to the point of beginning.

Being the same property conveyed to Coastal Capital Properties, Inc., Trustee for Joplin Land Trust by Warranty Deed from Christopher Moran, a married man, dated March 26, 2004 and recorded March 29, 2004 in Instrument Number 20040329-0034673, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated July 31, 2008 and recorded August 11, 2008 in Instrument Number 20080811-0082342, 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, known as 2615 Joplin Drive Nashville 37210
(House Number, (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 Charles E Walker, and his/her/their assigns, forever.

Said The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee., has executed this deed this 27th day of October, 2008

The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

By : Sharmel Dawson-Tyau/PMO

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sharmel Dawson-Tyau, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMO of Residential Funding Company, LLC, fka Residential Funding Corporation, the Attorney in Fact of said The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee., the within named bargainor, and that he/she as such PMO, 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 20020415-0046166 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 27th day of October, 2008

Notary Public

My Commission expires: _____

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

RETURN TO:

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

RT7737