RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2071-552
4735540

Davidson County DEEDWARR
Recvd: 03/09/09 10:52 3 pgs
Fees:18.00 Taxes:564.25
20090309-0020596

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20th day of February, 2009, by JP Morgan Chase Bank, National Association, as Trustee, by its duly authorized attorney in fact EMC Mortgage Corporation, Grantor.

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

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 414 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003.

Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for the Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 41 percent interest in the Common Elements of the Bristol on Broadway Condominium. Together with one parking stall #134.

Being the same property conveyed to JPMorgan Chase Bank, NA, as Trustee by Trustee's Deed filed for record on 11/21/08 as instrument no. 20081121-0114679.

Commonly known as: 1803 Broadway, Nashville, TN 37203 Unit 414

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, National Association, as Trustee, by its duly authorized attorney in fact EMC Mortgage Corporation.

POA instrument # 20090309-0020595

BY: _____

Mary Best-Brill

ITS: Vice President

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

Acknowledgment

State of Texas

)ss.

County of Denton

On this day before me, a Notary Public, personally appeared Mary Best-Brill **to me personally well-known, who acknowledged that he/she is the** Vice President **of** EMC Mortgage Corporation **, a corporation, as attorney-in-fact for JP Morgan Chase Bank, National Association, as Trustee, 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 20 **day of** February, 2009.

_____

Notary Public

RAYSHA HILL
MY COMMISSION EXPIRES
May 28, 2012

My commission expires:

5-28-12

(Seal)

1803 Broadway, Nashville, TN 37203.

State of TENNESSEE
)ss.
County of SUMNER

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, $152,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 3rd day of March 2009.

Notary Public

My commission expires: 10-23-12

KIM ESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Seal)

Property owner and party responsible for payment of taxes:
~~Jennifer Palmer~~ Countrywide Bank, FSB
1199 N. Fairfax St., Ste 500
Alexandria, VA 22314

Map No. 092-16-0-D-414.00

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

PROPERTY ADDRESS:

1803 Broadway Unit 414
Nashville,Tn 37203