Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1007-156
4581158

BILL GARRETT, Davidson County
Trans:T20090030980 DEEDWARR
Recvd: 05/11/09 09:42 3 pgs
Fees:18.00 Taxes:419.21
20090511-0042904

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 21 day of April, 2009, by JPMorgan Chase Bank, N.A., Grantor, by its duly authorized attorney in fact National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS").

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

Land in Davidson County, Tennessee being Lot No. 5 on the plan of Re-subdivision for the remainder of Lots 4 thru 8 and part of Lot 3 of the subdivision of the East part of Lot 10 of the Harding Bosely tract, of record in instrument no. 20030516-0067328 and revised in instrument no. 20031014-0151915, register's office for Davidson County, Tennessee.

Being the same property conveyed to JPMorgan Chase Bank, N.A. in Trustee's Deed as instrument number 20081001-0099336.

Commonly known as: 1914 Ed Temple Boulevard, Nashville, TN 37208.

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.

JPMorgan Chase Bank, NA, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS")

POA recorded in Record Book 2848 at pages 617-618

BY: _____

ITS: Carolyn Oliver
Authorized Signer

Acknowledgment

State of California
)ss.
County of Orange

On this day before me, a Notary Public, personally appeared Carolyn Oliver, **to me personally well-known, who acknowledged that he/she is the** Authorized Signer **of National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), a corporation, as attorney-in-fact for JPMorgan Chase Bank, N.A., 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 21 **day of** April, 2009.

_____
Notary Public

My commission expires:

6/4/09
(Seal)

ANTHONY PHAN
COMM. #1584892
Notary Public - California
Orange County
My Comm. Expires Jun. 4, 2009

State of TN
)ss.
County of DAVIDSON

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, $ 113,300.00, 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 6th day of May, 2009.

Notary Public

My commission expires:

9-19-09
(Seal)

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Property owner and party responsible for payment of taxes:
Magnolia Jones Campbell
1914 Ed Temple Blvd.
Nashville, TN 37204

Map No. 081-06-0-A-005.00

Return to:

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

Talbott Title and Escrow LLC
2212 8th Avenue South
Nashville, TN 37204