STATE OF TEXAS
COUNTY OF ~~DALLAS~~ Denton

The actual consideration or value, whichever is greater, for this transfer is ~~$102,000.00~~ $128,200.00

Subscribed and sworn to before me this 1st day of JUNE, 2009.

My Commission Expires: 7/24/2011

Affiant Jaime Marshall

Notary Public

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

BILL GARRETT, Davidson County
Trans:T20090044752 DEEDWARR
Recvd: 07/02/09 15:48 2 pgs
Fees:13.00 Taxes:474.34
20090702-0062088

**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: |
|---|---|
| GEORGE STALLINGS II<br>1440 JACKSONS PLACE<br>HERMITAGE, TN 37076<br><br>MAP & PARCEL NO. 086-04-0 C 006.00 | 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,

Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Acquisition Trust 2007-CH2,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

*GEORGE STALLINGS II,*

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 Number 6 on the Plan of Jackson's Grove, Phase One, of record in Plat Book 8250, page 895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Acquisition Trust 2007-CH2, by Trustee's Deed from Shellie Wallace, Successor Trustee, dated March 17, 2009, and filed of record on March 20, 2009, in Instrument No. 20090320-0024940, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *1440 JACKSONS PLACE, HERMITAGE, TN 37076*

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** 17th **DAY OF JUNE, 2009.**

***Deutsche Bank National Trust Company,***
***as Trustee for J.P. Morgan Acquisition Trust 2007-CH2***

**By Attorney-in-Fact:** JP Morgan Chase Bank, N.A.

Susan Harber

**by:** Susan Harber, AVP

**STATE OF TEXAS**
**COUNTY OF ~~DALLAS~~** Denton

**Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared** Susan Harber**, who, upon oath, acknowledged him/herself to be the** AVP **of** JP Morgan Chase Bank, N.A., **with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that** JP Morgan Chase Bank, N.A. **executed the within instrument for the purposes therein contained and who further acknowledged that** J.P. Morgan Chase Bank NA **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** 17th **day of JUNE, 2009.**

**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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