This Instrument prepared by: Real Estate Title Services, 5909 Shelby Oaks Drive, Suite 153, Memphis, TN. 38134 Phone (901)-383-8599

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of May, 2009, by and between, JPMORGAN CHASE BANK, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C 1821 (d), party of the first part and Gilbert Smith party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Lot 29, Unit 50 in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II, Section 3, Patio Villa as of record in Plat Book 5200, Page 495, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This being the same property conveyed to Grantor by Substitute Trustee's Deed filed on Instrument No. 20090304-0019044 in the Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they is/are lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered, except for: 2009 County property taxes, being a lien not yet due and payable; Subdivision Restrictions, Building Lines and Easements of record on plat of the Condominium Site Plan of Phase II, Section 3, Patio Villa recorded in Plat Book 5200, Page 495, Master Deed of record in Book 5970, Page 829 amended in Book 6014, Page 978 and Book 6406, Page 799 and all other matters in the Register's Office of Davidson County, Tennessee. Property is being sold "As Is"

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantor, by no others .

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

JPMORGAN CHASE BANK, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C 1821 (d)

BILL GARRETT, Davidson County
Trans:T20090047079 DEEDWARR
Recvd: 07/14/09 08:21 2 pgs
Fees:13.00 Taxes:222.00
20090714-0065540

Notary Public State of Florida
Yezenia Cordova
My Commission DD496720
Expires 12/05/2009

STATE OF _____
COUNTY OF _____

On this 14 day of May, 2009 before me appeared
Rusty Smallwood, to me personally known (or proved to me on me basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the
VICE PRESIDENT of _____
_____ and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association), by authority of its Board of Directors (or Trustees) and said _____ acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

MY COMMISSION EXPIRES:

STATE OF FLORIDA
COUNTY OF DUVAL

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, is $60,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 14 day of May 20 09

Notary Public

My commission expires:

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

Property Address: 913 Patio Drive, Unit 50, Nashville, TN 37214

Property Owner and Address: Gilbert Smith, 913 Patio Dr. Unit 50, Nashville, TN 37214

THIS INSTRUMENT PREPARED BY: Real Estate Title Services

Mail Tax Notices To: Gilbert Smith, 913 Patio Drive Unit 50, Nashville, TN 37214

Tax ID# Map 108 0 30 A 050.00 CO

MT#

STATE TAX: $____
REGISTER'S FEE: $____
RECORDING FEE: $____
TOTAL: $____

Filed by Real Estate Title Services