Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

S&K #: 09-017088

SPECIAL WARRANTY DEED

THIS DEED, between JP Morgan Chase Bank, National Association, organized and existing under the laws of the United States of America hereinafter called Grantor, and ROBERT ASHWORTH, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 18, on the Map of S.A. Buchanan Re-Subdivision of certain lots in Trinity Heights Addition, as shown on Plat in Plat Book 547, Page 166, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

This legal description is identical with that in Deed of Trust recorded in INSTRUMENT 200702090017007 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in INSTRUMENT 200906030051253 , in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

JP Morgan Chase Bank, National Association

BY: _____

Title: R.J. Katsma VICE PRESIDENT

BILL GARRETT, Davidson County
Trans:T20090061589 DEEDWARR
Recvd: 09/08/09 15:07 2 pgs
Fees:13.00 Taxes:191.66
20090908-0084149

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared PJ Katsma with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of JP Morgan Chase Bank, National Association, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this 25th day of Aug., 2009.

Carolyn K. Cloud
Notary Public

CAROLYN K. CLOUD
Notary Public - State of Florida
My Commission Expires Apr 24, 2010
Commission # DD 544306
Bonded By National Notary Assn.

My Commission Expires: _____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $51,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kate Rosenthal Aloyd RM Clutcher
Affiant KR

WITNESS my hand and Official Seal at Office this 4th day of September, 2009.

Kate Rosenthal
Notary Public

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

My Commission Expires: 11/22/10

Property Address: 1600 Lischey Avenue, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
ROBERT ASHWORTH
4405 Bagsby Lane
Franklin, TN 37064

S & K File # 09-017088

Map & Parcel - 071120011.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119