BILL GARRETT, Davidson County
Trans:T20090084787 DEEDWARRSP
Recvd: 12/16/09 14:17 4 pgs
Fees:23.00 Taxes:333.00
20091216-0114599

This document prepared by:
Title2land, LLC
11851 Wentling Ave
Baton Rouge, LA 70816
(800) 549-6684
As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

SPECIAL WARRANTY DEED

This Deed, made the 8th of December, 2009, by and between **JPMC Specialty Mortgage LLC**, as first party, and **Ian A. Minchey**, as second party.

WITNESSETH:

That for and in consideration of the sum of **ONE and 00/100 ($1.00) DOLLAR,** the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

Property located at 1010 Mitchell Road, Lot 113, Rosewood Heights, Davidson County, Nashville, Tennessee 37206 and

Land in Davidson County, Tennessee, being Lot No. 113 on the plan of Rosewood Heights Section 3, of records in Book 2133, Page 61, Register's Office for said County.

Said Lot No. 113 fronts 74.0 feet on the westerly margin of Mitchell Road and extends back 199.1 feet on the northerly line and 112.0 feet on the southerly line to a dead line in the rear, measuring 114.3 feet thereon.

Municipal Address: 1010 Mitchell Road, Nashville , TN, 37206-1150
Parcel ID: 083.08-075.00

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by Trustee's Deed of Property from Ronald L. Williams and Sherry J. William to JPMC Specialty Mortgage, LLC dated July 13, 2009 and recorded July 20, 2009 as Instrument No. 20090720-0067518, of the official records of Davidson County, Tennessee.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Grantor covenants that it is seized and possesses of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

TO HAVE AND TO HOLD unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

JPMC Specialty Mortgage LLC

By: _____
Signature

Gena Rotter
Asst. Vice President
Print Name

STATE OF _____

COUNTY OF _____**, to wit:**

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be _____ (or other officer authorized to execute the instrument) of _____ the within named bargainor, a corporation, and that such _____ or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as JPMC Specialty Mortgage LLC.

See Attachement

See Attachement

Witness my hand and seal, at office this _____ day of _____, 2009.

My commission expires:_____

_____
Notary Public

ACKNOWLEDGMENT

State of California
County of San Diego)

On 12/3/09 before me, Erica Lovik a Notary Public
(insert name and title of the officer)

personally appeared Gena Rotter
Asst. Vice President
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ERICA LOVIK
Commission # 1772888
Notary Public - California
San Diego County
My Comm. Expires Oct 13, 2011

Property Owner & Address: Ian A. Minchey

1010 Mitchell Rd

Nashville, TN 37206

Tax Parcel No.: 083.08-075.00

Mail Tax Bill to: Ian A. Minchey
1010 Mitchell Road
Nashville, TN 37206-1150

STATE OF TENNESSEE

COUNTY OF Davidson, to wit:

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **NINETY THOUSAND AND 00/100 ($90,000.00) DOLLARS,** which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

Ian A. Minchey

SUBSCRIBED AND SWORN TO before me this 8 day of December, 2009.

My commission expires: 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN