BILL GARRETT, Davidson County
Trans:T20090084982 DEEDWARRSP
Recvd: 12/17/09 10:47 4 pgs
Fees:23.00 Taxes:142.45
20091217-0114843

Commitment Number: 2087784
Seller's Loan Number: 5304524241

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
John T. Cook, 2927 Berry Hill Dr., Nashville, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 08108011700

SPECIAL/LIMITED WARRANTY DEED

JPMC Specialty Mortgage, LLC, whose mailing address is **7255 Baymeadows Way, Jacksonville, Florida 32256**, hereinafter grantor, for $38,500.00 (Thirty-Eight Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **John T. Cook**, hereinafter grantee, whose tax mailing address is **2927 Berry Hill Dr., Nashville, TN 37204**, the following real property:

x married

All that certain parcel of land situate in the County of Davidson, State of Tennessee more particularly described as follows: Being Lot 376 on the North Nashville Real Estate Company's Plan of record in Book 21, page 105, Register's Office for said county, to which reference is made for a more complete description. Being the same property as conveyed from Reconstruct Company, N.A., Substitute Trustee, to JPMC Specialty Mortgage, LLC, as described in Document No. 20090819-0078000, Dated 7/10/09, Recorded 8/19/09 in DAVIDSON County Records. Tax/Parcel ID: 08108011700
Property Address is: 1825 DELTA AVE., NASHVILLE, TN 37208-1545

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20090819-0078000**

Executed by the undersigned on Dec 10, 2009:

JPMC Specialty Mortgage, LLC

By: Kelly Livingston

Its: Vice President

STATE OF FL
COUNTY OF Duval

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kelly Livingston with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President of **JPMC Specialty Mortgage, LLC**, a limited liability company, the within named bargainor, and that she as such Vice President Kelly Livingston being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Vice President.

WITNESS my hand and official seal at Jacksonville Florida, this 10th day of December, 2009.

Notary Public Jill Kelsey
My Commission Expires: 12-22-2012

JILL KELSEY
MY COMMISSION # DD 847251
EXPIRES: December 22, 2012
Bonded Thru Notary Public Underwriters

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Beaver

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $38,500, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15 day of December, 2009.

Mark Appuglese
Affiant

Mark Appuglese
Print Name

(Seal)

Notary Public

My commission expires:
5/4/2010

Lissette Anne Morse
Print Name

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Morse, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2010
Member, Pennsylvania Association of Notaries