BILL GARRETT, Davidson County
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Fees: 18.00 Taxes: 273.80
20091218-0115259

**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 3rd of Sept., 2009, by and between **Citibank N.A. as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-2**, as first party, and **Jennifer A. Dobson**, 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:

**LAND IN DAVIDSON COUNTY, TENNESSEE, Being LOT NUMBER FOUR AND FIVE (4 & 5), BLOCK B, ON THE MAP OF CROLYWOOD SUBDIVISION, SECTION 2, of record in Book 1130, Page 100, Register's Office of Davidson County, Tennessee, excluding that portion of the premises within the right of way of Patton Road as conveyed to the State of Tennessee in instrument of record in Book 3345, page 457, said Register's Office.**

**Being the same property acquired by Trustee's Deed of Property from William C Bernard to Citibank N.A. as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-2 dated June 10, 2009 and recorded June 18, 2009 as # 20090618-0056690, of the official records of Davidson County, Tennessee.**

**Municipal Address: 509 W. Bend Dr., Nashville, Tennessee 37209**
**Parcel Number: 091130164.00**

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

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.

**Citibank N.A. as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-2**

**By:** _____
Signature

James M. Dolan
Assistant Vice President
Print Name

**STATE OF** Texas

**COUNTY OF** Dallas **, to wit:**

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, James M Dolan, 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 AVP (or other officer authorized to execute the instrument) of Chase Home Finance, LLC the within named bargainor, a corporation, and that such AVP or officer as such James M Dolan, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Citibank N.A. as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-2.

Witness my hand and seal, at office this 3rd day of Sept, 2009.

**My commission expires:** 2/6/13

**Notary Public**

ERICA ZAMORA
Notary Public, State of Texas
My Commission Expires
February 06, 2013

**Property Owner & Address:** **Jennifer A. Dobson**

**Tax Parcel No.:** **091130164.00**

**Mail Tax Bill to:** OWNER
**Jennifer A. Dobson**
**509 W. Bend Dr.**
**Nashville, TN 37209**

**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 **SEVENTY FOUR THOUSAND AND 00/100 ($74,000.00) DOLLARS,** which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

Jennifer A Dobson
**Jennifer A. Dobson**

SUBSCRIBED AND SWORN TO before me this 21ST day of OCTOBER, 2009.

**My commission expires:** 11/07/2012

LaWon Gladney
**Notary Public**

LAWON GLADNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN