| Davidson County | DEEDWARR |
|---|---|
| Recvd: 01/13/10 15:34 | 5 pgs |
| Fees:28.00 Taxes:251.60 | |
| 20100113-0003379 | |

Commitment Number: 2006270
Seller's Loan Number: 0695898577

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:**
**Elizabeth Beryl Fulgham**, 3229 TRAILS END LN NASHVILLE TN 372144251

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**10812015900**

## SPECIAL/LIMITED WARRANTY DEED

**JPMorgan Chase Bank, National Association**, whose mailing address is **7255 Baymeadows Way, Jacksonville, Florida 32256**, hereinafter grantor, for $68,000.00 (Sixty-Eight Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Elizabeth Beryl ~~Fulgham,~~*** hereinafter grantee, whose tax mailing address is **3229 TRAILS END LN., NASHVILLE, TN 37214-4251**, the following real property:

*Fulghum single woman

**All that certain parcel of land situated in the City of, County of, State of, being known and designated as follows: BEING LOT 12B OF ZONE LOT DIVISION OF LOTS 12, 13, 15, 16, 17, 18 OF TRAILWOOD SUBDIVISON SECTION ONE OF RECORD IN BOOK 6250 PAGE 140 WHICH AMENDED BOOK 5210 PAGE 351 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVYED TO LEE E FESKO AND EREN V. ESKO BY DEED FROM MEL MARTINEZ SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20010921-0102700 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: ALL MATTERS**

**APPEARING ON PLAN OF ZONE LOT DIVISION OF LOTS 12, 13, 15, 16, 17, 18 TRAILWOOD SUBDIVSION SECTION ONE OF RECORD IN BOOK 3250 PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. COVENANTS, CONDITIONS, RESTRICTIONS RESERVATIONS, EASEMENTS LIENS FOR ASSESSMENTS, OPTIONS POWERS OF ATTORNEY, AND LIMITATIONS ON TITLE SET FORTH IN RESTRICTIONS RECORDED IN BOOK 5728 PAGE 298 AND AMENDED IN BOOK 6120 PAGE 761; BOOK 6476 PAGE 153; BOOK 6250 PAGE 140 AND IN ANY ALLIED INSTRUMENTS(S) REFERRED TO IN SAID RESTRICTIONS. CONVEYANCE TO METROPOLITAN GOVERNMENT OF RECORD IN BOOK 7628 PAGE 509. Being the same property as conveyed from Nationwide Trustee Services, Inc., Substitute Trustee to JPMorgan Chase Bank, National Association as described in Deed Inst. 20090813-0076292 Recorded 8/13/2009, Davidson County Records. Tax/Parcel ID: 10812015900**
**Property Address is: 3229 TRAILS END LN., NASHVILLE, TN 37214-4251**

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: **20090813-0076292**

Executed by the undersigned on Dec 7, 2009:

**JPMorgan Chase Bank, National Association**

**By:** Molly Schenck

**Its:** Vice President

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me on Dec 7, 2009 by Molly Schenck its Vice President on behalf of **JPMorgan Chase Bank, National Association**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public
Jill Kelsey

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 Tennessee
County of Dawson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $68,000 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 12th day of January, 2010.

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TENN
(Seal)

Elizabeth Beryl Fulghum
Affiant

Elizabeth Beryl Fulghum
Print Name

Rita B. Mitchell
Notary Public

My commission expires:

7-24-11

Rita B. Mitchell
Print Name

# True Copy Certification

I, Terri Baker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PA

County of Beaver

Melanie Miller

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Terri Baker

Notary's Signature

My Commission Expires: 4-27-2010

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2010
Member, Pennsylvania Association of Notaries