Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100027396 DEEDWARRSP
Recvd: 05/07/10 08:28 4 pgs
Fees:23.00 Taxes:64.75
20100507-0034863

Prepared By ~~and Return~~ to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-100400190A

## SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>Guy Skinny LLC | SEND TAX BILL TO:<br>Guy Skinny LLC | MAP/PARCEL NUMBERS:<br>075 07 0 249.00 |
|---|---|---|
| (Name) | (Name) | |
| 5516 Maplesong<br>(Address) | SAME<br>(Address) | |
| Nashville TN 37211<br>(City) (State) (Zip) | (City) (State) (Zip) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, JPMorgan Chase Bank, National Associaton, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Guy Skinny LLC, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 504 Highland View Drive, Hermitage, TN, 37076, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**(Continuation of Special Warranty Deed)**

Witness our hand as of the 4-14-2010 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

JPMorgan Chase Bank, National Associaton

By: _____

Name: Brenda Oxford

Its: Vice President

State of FLORIDA
County of DUVAL

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brenda Oxford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Vice President (Title of person signing) of JPMorgan Chase Bank (Name of Company), a National Association, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said JPMorgan Chase Bank for the purposes therein contained.

Witness my hand and official seal, at office in JACKSONVILLE FL this APRIL 14, 2010.

WILLIAM HASKIN
MY COMMISSION # DD 729467
EXPIRES: November 18, 2011
Bonded Thru Notary Public Underwriters

_____
Notary Public

My Commission Expires: _____

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 175000.00.

_____
Affiant

Subscribed and sworn to before me this 4-20-10.

_____
Notary Public

My Commission Expires: 8-19-13

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

RE: 504 Highland View Drive, Hermitage, TN 37076

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17-B on the Zone Lot Division of Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, Rachel Square, Section One, as of record in Book 6250, Page 539, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JPMorgan Chase Bank, National Associaton by Substitute Trustee's Deed dated November 19, 2009, recorded November 25, 2009 as Instrument No. 20091125-0108476 in the Register's Office for said county.

RE: 504 Highland View Drive, Hermitage, TN 37076

# SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed 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."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 504 Highland View Drive, Hermitage, TN 37076