BILL GARRETT, Davidson County
Trans:T20100032368 DEEDWARRSP
Recvd: 05/28/10 14:11 4 pgs
Fees:23.00 Taxes:285.42
20100528-0041434

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-100500270S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Peter Hough and Paula Hough	SEND TAX BILL TO: Peter Hough and Paula Hough	MAP/PARCEL NUMBERS: 150-09-0-019.00
(Name) 3220 Smith Springs Rd.	(Name) 3220 Smith Springs Rd.	
(Address) Antioch, TN 37013	(Address) Antioch, TN 37013	
(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 Association, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Peter Hough and Paula Hough, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2945 Kinwood Drive, Antioch, TN, 37013, 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 5-13-10 (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 Association

By: _____

Name: Molly Schenck

Its: Vice President

State of FL
County of Duval

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Molly Schenck, 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 NA (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, this 18 May 2010.

KANDIE NICOLE GEORGE
MY COMMISSION # DD893649
EXPIRES May 27, 2013
(407) 398-0153 FloridaNotaryService.com

_____
Notary Public
My Commission Expires: _____

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $77,140.00

_____
Affiant

Subscribed and sworn to before me this 26th day of May, 2010.

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 9/23/2013

RE: 2945 Kinwood Drive, Antioch, TN 37013

EXHIBIT "A"

Situated in Davidson County, Tennessee, and being known and designated as all of Lot Number One Hundred Forty (140) of Forest View Park, Section I, as the same appears of record in Book 3700, Page 109 and 110 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to JPMorgan Chase Bank, National Association, by Substitute Trustee's Deed recorded at Instrument No. 20100112-0002864.

RE: 2945 Kinwood Drive, Antioch, TN 37013

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: 2945 Kinwood Drive, Antioch, TN 37013