RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20100075634 DEEDWARRSP
Recvd: 12/01/10 12:39 2 pgs
Fees:13.00 Taxes:3515.00
20101201-0095497

S&K #: 10-007110

SPECIAL WARRANTY DEED

THIS DEED, between JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. Section 1821 d)., organized and existing under the laws of the United States of America hereinafter called Grantor, and William Sullivan and Yvonne Sullivan, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 20, Plan of B.E. Woodard's Warner Park Subdivision, as shown on Plat of record in Plat Book 1130, Page 87, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070712-0083099 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100715-0055445, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. Section 1821 d).

BY: _____ Van Tran
VICE PRESIDENT

Title: ~~Assistant~~ Vice President

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Van Tran with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. Section 1821 d)., the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Assistant Vice President.

WITNESS my hand and Official Seal at Office this 15 day of Oct, 2010.

CAROLYN K. CLOUD
MY COMMISSION # DD 953077
EXPIRES: April 24, 2014
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires: _____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $950,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 30th day of November, 2010.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Property Address: 1229 CHICKERING ROAD, Nashville, TN 37215

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
William Sullivan and Yvonne Sullivan
1229 Chickering Road
Nashville, TN 37215

S & K File # 10-007110

Map & Parcel - 14401000200

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119