File #: RT11696
THIS INSTRUMENT PREPARED BY:

Resource Title National Agency, Inc.

7100 East Pleasant Valley Road Suite 100

Independence, OH 44131

Address New Owner(s)
2601 Pulley Road
Nashville, TN 37214

Send Tax Bills To:
JPMorgan Chase Bank
~~c/o Precision Asset Management~~
25210 Crenshaw Blvd.
Torrance, CA 90505

Map & Parcel Nos.:
006-00-0 053.00/

BILL GARRETT, Davidson County
Trans:T20110005836 DEEDQC
Recvd: 01/28/11 15:43 3 pgs
Fees:17.00 Taxes:0.00
20110128-0008022

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **JPMorgan Chase Bank** does hereby quitclaim and convey unto Homesales, Inc., Grantee / Grantees , she heirs and assigns, all of it's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the remaining property of Virginia Holland, as of record in Book 982, Page 661, Register's Office of Davidson County, TN.

Beginning at an iron rod on the Northern margin of Baker Road, said point being located 37 feet South 46° 30' East of the intersection with Old Baker Road, being the Southeast corner of the property of John Patrick Morton (Book 11364, Page 828, Register's Office of Davidson County, TN) and being the Southwest corner of this parcel.

Thence leaving said road margin with line of Morton, North 48° 00' East 257.95 feet to an iron; thence continuing with line of Morton, North 18° 00' East 47 feet to an iron rod on the Southern margin of Rail-Road; thence with margin of Rail-Road, South 50° 00' East 69.75 feet to a point;Thence continuing with margin of Rail-Road, South 54° 00' East 100.00 feet to an iron rod at the property of Lloyd C. Crawford, Jr. (Book 8286, Page 665, Register's Office of Davidson County, TN); thence with the line of Crawford, South 30° 00' West 328.09 feet to an iron rod on the Northern margin of Baker Road, said point being the Southwest property corner of Joseph D. White (Book 10168, Page 332, Register's Office of Davidson County, TN);Thence with the margin of Baker Road, North 46° 00' West 245.37 feet to the point of beginning; as surveyed August 29, 2005 by L. Steven Bridges, Jr., RLS #1740, 311 East Main Street, Suite Eleven, Hendersonville, Tennessee 37075. Phone: 615-822-5394.

Being the same property conveyed to Deana L. Howell, an unmarried person, by Warranty Deed from Judy Ray, Devisee under the Last Will and Testament of Sarah V. Holland, deceased, and husband, Roy Dean Ray, dated August 31, 2005 and recorded September 6, 2005 in Instrument No. 20050906-0106424, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Deana L. Howell and Richard Scott Uselton, as joint tenants with right of survivorship, by Quit Claim Deed from Deana L. Howell, dated June 5, 2007 and recorded June 15, 2007 in Instrument No: 20070615-0071874, said Register's Office.

Said property being further convyed to JPMorgan Chase Bank by Trustee's Deed from Shellie Wallace, Successor Trustee, dated August 4, 2010 and recorded August 13, 2010 in Instrument No. 20100813-0063900, said Register's Office.

This is improved property known as **2225 Baker Road, Goodlettsville, Tennessee 37072.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of January, 2011.

JPMorgan Chase Bank

By Martha Kimbrell
Assistant Vice President

JPMORGAN CHASE BANK NA CORPORATE SEAL 1824 UNITED STATES

Attachment

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, _____, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the _____ of **JPMorgan Chase Bank**, the maker, and is authorized to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this _____ **day of** _____, **20**___.

_____
NOTARY PUBLIC

My Commission Expires:

_____

STATE OF Ohio

COUNTY OF Cuyahoga

The actual consideration for this transfer is $ 0.

_____
AFFIANT Dean Passwaiter

WITNESS my hand and seal at office this 24th day of January, 2011.

_____
NOTARY PUBLIC

My Commission Expires:
3-17-2015

NOTARIAL SEAL STATE OF OHIO

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded In
Cuyahoga County
My Comm. Exp. 3-17-2015

ACKNOWLEDGMENT

State of California
County of San Diego)

On January 21, 2011 before me, Lara Dudas, Notary Public
(insert name and title of the officer)

personally appeared Martha Kimbrell, Assistant Vice President,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lara Dudas (Seal)

LARA DUDAS
Commission # 1861565
Notary Public - California
San Diego County
My Comm. Expires Aug 17, 2013