0606588309

273583649

Prepared By and Return to:
Patrick Taggart, Esq.
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE
Building 6, Suite 700
Atlanta, GA 30305
(File#: 10-13167)

BILL GARRETT, Davidson County
Trans:T20110006801 DEEDWARRSP
Recvd: 02/02/11 13:45 2 pgs
Fees:12.00 Taxes:0.00
20110202-0009387

SPECIAL WARRANTY DEED

STATE OF Florida
COUNTY OF Duval

THIS INDENTURE made on the 26 day of AUG, 2010, between **JPMorgan Chase Bank, National Association,** as Grantor and **Secretary, Department of Housing & Urban Development of Washington, DC, its successors and assigns,** whose address is Richard B. Russell Federal Bldg., 75 Spring Street, Atlanta, GA 3030, the Grantee.

WITNESSETH: That Grantor for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee the following described property:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of the Estates of Hickory Woods, of record in Instrument No. 20010412-0036167, Registers Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sandra J. Lopez and Cynthia D. Maldonado by a Warranty Deed recorded in instrument number 20030305-0029034 in the Registers Office of said county.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, Grantee's heirs and assigns, forever, in Fee Simple.

AND THE SAID Grantor, for Grantor, Grantor's heirs, executors, administrators, successors and assigns will warrant and forever defend the right and title to the above-described property, unto the said Grantee, Grantee's heirs, successors and assigns, against the lawful claim of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the said Grantor has executed the indenture under seal the day and year first above written.

JPMorgan Chase Bank, National Association

BY: _____

Name: Damir Pekusic
Title: Foreclosure Officer

STATE OF Florida

COUNTY OF Duval

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Damir Pekusic with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself/himself to be the Foreclosure Officer of JPMorgan Chase Bank, National Association, the within named bargainor, and as such being duly authorized to do so, executed the foregoing instrument for the purpose therein contained by signing for and in behalf of the above named company.

Witness my hand and seal this 26 day of AUG, 20 10.

WENDY MCEWEN
Notary Public - State of Florida
My Comm. Expires Jan 14, 2013
Commission # DD 851746

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 **$ 0.00**.

Affiant Damir Pekusic

STATE OF Florida

COUNTY OF Duval

Subscribed and sworn before me this the 26 day of AUG, 20 10.

WENDY MCEWEN
Notary Public - State of Florida
My Comm. Expires Jan 14, 2013
Commission # DD 851746

Notary Public
My commission expires: