BILL GARRETT, Davidson County
Trans:T20120033622 DEEDWARRSP
Recvd: 05/07/12 15:15 4 pgs
Fees:23.00 Taxes:264.55
20120507-0039452

Prepared By and Return to:
Christopher J. Thornton,
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Brian G. Foster and Mary B. Foster	Brian G. Foster &Mary B. Foster	129150A03300CO
(Name) 21 Vaughns Gap Road, Unit #33	(Name) 828 Highland Park Court	N/A
(Address) Nashville, TN 37205	(Address) Nashville, TN 37205	N/A
(City) (State) (Zip) N/A	(City) (State) (Zip) N/A	N/A

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the 27th day of April, 2012 set forth below by JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, a Corporation, ("Grantor"), in favor of BRIAN G. FOSTER AND MARY B. FOSTER ("Grantee").

FOR AND IN CONSIDERATION of the sum of Seventy-One Thousand Five Hundred Dollars ($71,500.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

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.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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 MY HAND this 27th day of April, 2012.

GRANTOR:

JP Morgan Chase Bank, National Association

By: _____
Name: VIJOSA DEVOLL
Its: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned Notary Public of the aforesaid County and State, personally appear VIJOSA DEVOLL, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of **JP Morgan Chase Bank, National Association,** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **JP Morgan Chase Bank, National Association.**

WITNESS my hand, at office, this 27th day of April, 2012.

_____
Notary Public

BARBARA DURHAM
My Commission Expires
June 12, 2012

Commission Expiration: JUNE 12, 2012

State of Texas
County of Denton

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $71,500.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

_____
Affiant VIJOSA DEVOLL, VICE PRESIDENT

Subscribed and sworn before me this 27th day of April, 2012.

_____
Notary Public

Commission expiration: JUNE 12, 2012

RE: , , TN

BARBARA DURHAM
My Commission Expires
June 12, 2012

DB1/ 67069091.2

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land of Davidson County, Tennessee, being Unit Number 33 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

This being the same property conveyed to Grantor herein by Trustee's Deed of record at Instrument No. 201202060010182 in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.