BILL GARRETT, Davidson County
Trans:T20120063145 DEEDWARRSP
Recvd: 08/23/12 11:36 4 pgs
Fees:23.00 Taxes:148.00
20120823-0075908

Prepared by and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-120600197A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
James Ferguson and Alice Dorsey	**James Ferguson and Alice Dorsey**	**068-00-0-035.00**
(Name)	(Name)	
4887 Old Hydes Ferry Pk	Same	
(Address)	(Address)	
Nashville, TN 37218		
(City) (State) (Zip)	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by Citibank, N.A., As Trustee For Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-3 , a Corporation, ("Grantor"), in favor of James Ferguson and Alice Dorsey, tenants in common ("Grantee").

FOR AND IN CONSIDERATION of the sum of Forty Thousand and 00/100 ($40,000.00) Dollars, 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

X improved unimproved real estate located at 4887 Old Hydes Ferry Pike, Nashville, TN, 37218, in Davidson County, Tennessee, described in 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 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 July 6 2012

GRANTOR:
Citibank, N.A., As Trustee For Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-3 by JPMorgan Chase Bank, National Association as Attorney In Fact

By: Barbara Durham

Name: Barbara Durham

Its Vice President

State of TEXAS
County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Barbara Durham who acknowledged to me that (s)he is VP (Title of person signing) of JPMorgan Chase Bank N.A. (Name of Company), the attorney-in-fact for Citibank, N.A., As Trustee For Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-3 , and that in its capacity as attorney-in-fact for Citibank, N.A., As Trustee For Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-3 , (s)he executed, signed and delivered the above and foregoing instrument after having been authorized by Citibank, N.A., As Trustee For Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-3 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this 6 day of July, 2012.

Tenneshia Lowery
Notary Public
My commission expires: 4.12.2014

TENNESHIA LOWERY NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-12-2014

State of TN
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00

Affiant

Subscribed and sworn to before me this 7/6/12.

Notary Public
My commission expires:

RE: 4887 Old Hydes Ferry Pike, Nashville, TN 37218

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

RED_TN_SpecialWarrantyDeed_Chase.rdw
JMP LD 10/13/2011

NSR-1206001955
06/21/12 @ 02:03 PM

(Continuation of Special Warranty Deed)

EXHIBIT "A"

Land in Davidson County, Tennessee, being a tract of land in the 13th Civil District, described according to a survey made by John M. Sullivan, Surveyor, April 18, 1958, as follows:

BEGINNING at a point in the center of Old Hydes Ferry Pike at the northeast corner of the property of Howell G. Phillips; thence along the center of said Pike, north 82 degrees 56' east 100 feet; north 80 degrees 08' east 100 feet; thence leaving said Pike, south 2 degrees 30' west 316.9 feet; thence south 81 degrees 10' west 200 feet to a fence line, being the east line of the Phillips tract; thence along the line of the Phillips tract and along the fence, north 2 degrees 30' east 317.7 feet to the point of beginning.

BEING the same property conveyed to Citibank, N.A., as Trustee for Chase funding Mortgage Loan asset-Backed Cerfificates, Series 2003-3 by Trustee's Deed dated 02/14/2012, recorded on 02/17/2012 in Instrument No. 20120217-0014239, in the Register's Office for 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 real estate;
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 real estate, 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 real estate.