BILL GARRETT, Davidson County
Trans:T20120076902 DEEDWARRSP
Recvd: 10/10/12 10:27 4 pgs
Fees:23.00 Taxes:740.00
20121010-0092777

Prepared By and Return to:
Christopher J. Thornton, PC
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:
Linda Jennings	Branch Banking & Trust Company	O98100A05300CO
(Name) 6081 Hagars Grove Pass	(Name) PO Box 7933	
(Address) Hermitage, TN 37076	(Address) Springfield, OH 45501	
(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 **J. P. Morgan Chase Bank, N. A.**, a Corporation, ("Grantor"), in favor of Linda Jennings ("Grantee"). *

* An Unmarried Woman

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand Dollars and 00/100 ($200,000.00), 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 Bedford 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 25 day of Sept., 2012.

GRANTOR:

J. P. Morgan Chase Bank, N. A.

By: _____

Name: Alissa Owens

Its: Vice President

State of Texas
County of Collin

Personally appeared before me, Anetrice N. Wilson (name of notary) of the state and county mentioned, Alissa Owens (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vice-President (identification of the agency position of the natural person executing the instrument, such as "attorney-in-fact" or "president" or" general partner") of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

_____
Notary Public

My Commission Expires: August 19, 2014

ANETRICE N. WILSON
Notary Public, State of Texas
My Commission Expires
August 19, 2014

State of **TENNESSEE**
County of **WILSON**

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

_____
Affiant

Subscribed and sworn to before me this **9/27/2012**.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Public

My Commission Expires: **11/5/2012**

RE: , , TN

DB1/67069091.2

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-10320

Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of Phase Two, Hagars Grove, of record in Instrument 200507080079562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald E. Thomas and wife, Jacqueline Thomas by Deed from Frank Batson Homes Inc., dated 12/29/2006 and filed for record on 01/03/2007 in Instrument 200701030000874, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Veterans Affairs by Deed from Wilson & Associates PLLC, Successor Trustee, dated 02/07/2012 and filed for record on 02/10/2012 in Instrument 201202100012184, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JP Morgan Chase Bank, N.A. by deed from Secretary of Veterans Affairs as of record in Instrument No. 20121010-0093776 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 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.

S:\Chris\Chris Server\Chase\Chase REO Special Warranty Deed 6081 Hagars Grove.doc