BILL GARRETT, Davidson County
Trans:T20130020378 DEEDWARRSP
Recvd: 03/13/13 10:12 4 pgs
Fees:23.00 Taxes:194.25
20130313-0024881

Prepared By and Return to:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120
File #C4268352

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
P. Marshall Bryan	P. Marshall Bryan	105 16 0 003.00
(Name)	(Name)	
503 Waycross Drive	P. O. Box 40721	
(Address)	(Address)	
Nashville, TN 37211	Nashville, Tn 37204	
(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 **JPMorgan Chase Bank, National Association**, a Corporation, ("Grantor"), in favor of P. Marshall Bryan ("Grantee").

FOR AND IN CONSIDERATION of the sum of Fifty-Two Thousand Five Hundred and 00/100 ($52,500.00), 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 7 day of MARCH, 2013.

GRANTOR:

JPMorgan Chase Bank, National Association

By: 3/7/13
Name: ~~Alissa Owens~~
Its: Vice President

TIFFANY SKAIFE
Notary Public, State of Texas
My Commission Expires
October 1, 2016

State of TEXAS
County of DENTON

Personally appeared before me, TIFFANY SKAIFE, a notary public, ALISSA OWENS, 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 VP 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.

WITNESS my hand, at office, this 7 day of MARCH, 2013.

Tiffany Skaife
Notary Public

My Commission Expires: 10/1/2016

State of Tennessee
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

Affiant

Subscribed and sworn to before me this 3/11/13.

PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Phyllis W. Frederick
Notary Public

My Commission Expires: 2/5/17

RE: , , TN

DB1/ 67069091.2

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 22 on the Plan of Section II, Russwurm Heights, of record in Book 2083, Page 101, Register's Office for said county.

This being the same property conveyed to JPMorgan Chase Bank, National Association by Trustee's Deed of record at Instrument No. 20120821-0074764, in said Register's Office.

EXHIBIT "B" AO

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 503 Waycross.doc