Prepared By and Return to:
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555 Perkins Road Extended
Second Floor
Memphis, TN 38117
Our File No.: 12-044197

BILL GARRETT, Davidson County
Trans:T20140003524 DEEDWARRSP
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20140116-0004386

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS: 07800001700
(Name) Charles Wesley Hardcastle and Sarah Prouty Hardcastle	(Name) Charles Wesley Hardcastle and Sarah Prouty Hardcastle	N/A
(Address) 4594 Old Hickory Boulevard,	(Address) 4594 Old Hickory Boulevard,	N/A
(City) (State) (Zip) Nashville, TN 37218	(City) (State) (Zip) Nashville, TN 37218	N/A

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, NA, as Trustee for Chase Funding Loan Acquisition Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-0PT1, a National Banking Association, ("Grantor"), in favor of Charles Wesley Hardcastle and Sarah Prouty Hardcastle, ("Grantee").

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand Dollars and No Cents($230,000.00), 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 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.

WITNESS MY HAND this 25 day of September, 2013.

U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, NA, as Trustee for Chase Funding Loan Acquisition Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-0PT1

By: JPMorgan Chase Bank, National Association, as attorney in fact

By: _____ 9-25-13

Name: Cheryl Thayer

Title: Vice President

DBI/67069091.2

State of _____

County of _____ See Attached Notary Acknowledgement

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____, who acknowledged to me that she/he is _____ of JPMorgan Chase Bank, National Association, as attorney-in-fact for U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, NA, as Trustee for Chase Funding Loan Acquisition Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-0PT1, and that in its capacity as attorney-in-fact for U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, NA, as Trustee for Chase Funding Loan Acquisition Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-0PT1, she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JP Morgan Chase Bank, National Association, as attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, 20____.

_____
Notary Public
My Commission Expires: _____

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Leeza Osborne
Affiant

Subscribed and sworn to before me this 11/20/13

_____
Notary Public

My Commission Expires: 2/16/14

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Property Address: 4594 Old Hickory Boulevard, Nashville, TN 37218

Notary Acknowledgment ©

STATE OF FLORIDA

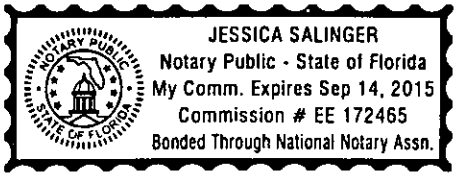
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 25, 2013, by Cheryl Thayer, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for Chase Funding Loan Acquisition Trust , Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1, on behalf of the corporation. He/she is personally known to me.

X Jessica Salinger
Notary Public

(seal)

Printed Name: Jessica Salinger



Legal Description

EXHIBIT "A"

Tract No.1:
Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Smith Engineers, December 13, 1965 and Southern Land and Associates, Inc., April 7, 1978, a follows:

Beginning at an iron pin in the Westerly Margin of Old Hickory Boulevard, at the Northwest corner of the property conveyed to Wilburn Earl Harrison and wife, by Deed from Joe Collier, et al, of record in Book 4390, Page 241, Register's Office for Davidson County, Tennessee, thence with Harrison's Northerly line Southeasterly 553 feet to an iron pin; thence Northeasterly 245 feet to an iron pin at the Southeast corner of the property conveyed to Peter K. Mikonovich and wife Elyie Jean Mikonovich, by Deed from William D. Johnson and wife Virgie M. Johnson, of record in Book 4447 Page 360, Register's Office for Davidson County, Tennessee; thence with Johnson's Southerly line Northwesterly 567 feet to an iron pin in the Easterly margin of Old Hickory Boulevard; thence Southerly 248 feet to the point of beginning.

Tract 2:
Land in the 13th Civil District of Davidson County Tennessee, described according to a survey made by Hickerson and Smith Engineers, December 13, 1965 as follows:

Beginning at an iron pin on the Easterly margin of Old Hickory Boulevard, at the Southwest corner of this property conveyed to Arthur H. Mayemick and wife by Deed from Joe W. Collier et al., of record in Book 4001, Page 385, Register's Office from Davidson County, Tennessee, thence with Mayemick's Southerly line South 84 degrees 12 minutes East 565 feet to an iron pin; thence South 15 degrees 32 minutes West 245 feet to an iron pin; thence North 83 degrees 00 minutes West 567 feet to an iron pin in the Easterly margin of Old Hickory Boulevard; thence with said boulevard, Northerly 248 feet to the beginning, containing 3.01 acres more or less.

The legal description has been revised in accordance with an Attorney's Affidavit filed on August 26, 2011, as Instrument No. 20110826-0066147 in Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, NA, as Trustee for Chase Funding Loan Acquisition Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-0PT1, by Trustee's Deed recorded December 7, 2012, as Instrument No. 20121207-0113002, Register's Office for Davidson County, Tennessee.

Commonly known as: 4594 Old Hickory Boulevard, Nashville, Tennessee 37218.

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.