RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jo Ross

GRANTEE(s)
JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1

Davidson County DEEDTRS
Recvd: 12/19/02 14:42 3pgs
Fees:18.00 Taxes:179.98
20021219-0157025

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 23, 1998 and recorded on September 30, 1998 at Book 11133, Page 835 in the Register's Office of Davidson County, Tennessee, Jo Ross conveyed to John M. Jordan, Davidson County, as Trustee for American National Home Mortgage, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on October 9, 2002 as Instrument No. 20021009-0123928 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on October 30, 2002 at the Davidson County Courthouse in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1, at and for the sum of $48,642.19, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, Being the Southerly 50 feet of the Northerly 60 feet of the Easterly 150 feet of Lot Number 20 on the Plan of Georgia Industrial Realty Company's Subdivision, of record in Book 421, Page 188, Register's Office for said County. Subject to the matters shown on the recorded plan and to the restrictions of record. Being all the same property conveyed to Jo Ross, unmarried, by Warranty Deed of even date from Clarence Summey, of record in Book 11133, Page 832, Register's Office for Davidson

County, Tennessee.

Commonly known as: 1629 24th Avenue North, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 30th day of October, 2002.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 30th day of October, 2002.

DAVID W. WALKER NOTARY PUBLIC PULASKI COUNTY, AR

Notary Public

My Commission Expires: 8/06/07

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $48,642.19, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

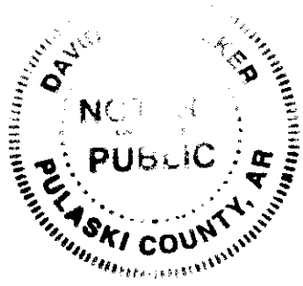
Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 30th day of October, 2002.

Notary Public

My Commission Expires: 08/06/07

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1
338 South Warminster Road
Hatboro, PA 19040



Parcel No. 81-10-324.00

DSTDeedforPMI_BBoone_021030_1525

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388