Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2842
0002467983

Davidson County DEEDWARR
Recvd: 07/30/03 08:00 3pgs
Fees:18.00 Taxes:370.00
20030730-0107039

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 1 day of July, 2003, by JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to John M. Hines, Grantee, the following land in Davidson County, Tennessee:

Being Lot Number 32, on the Plan of Gold Key Addition, Section 1, as of record in Plat Book 4675, Page 14 and 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1, by Trustee's Deed from Robert M. Wilson, Jr. as Substitute Trustee, recorded on May 7, 2003, as instrument number 20030507-0060705, in the records of Davidson County, Tennessee.

Commonly known as: 4208 Home Haven Drive, Nashville, TN 37218.

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 Grantee and unto his heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1 By Its Lawful Attorney in-fact Fairbanks Capital Corporation

BY: _____

ITS: DENNIS COOK, DOC. CONTROL OFFICER

Acknowledgment

State of Utah)
ss.
County of Salt Lake

On this day before me, a Notary Public, personally appeared DENNIS COOK, DOC. CONTROL OFFICER**, to me personally well-known, who acknowledged that he/she is the** Control Officer **of Fairbanks Capital Corporation, a corporation, as attorney-in-fact for JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 7 **day of July, 2003.**

_____
Notary Public

Notary Public
EMMA SHANER
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

My commission expires:

_____

(Seal)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 100000, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant
DENNIS COOK, DOC. CONTROL OFFICER

Subscribed and sworn to before me this 7 day of July, 2003.

Notary Public

Notary Public
EMMA SHANER
3815 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

My commission expires:

(Seal)

Property owner and party responsible for payment of taxes:
John M. Hines
4208 Home Haven Drive
Nashville, TN, 37218

Map No. 58-14-80.00

Return to:

GBEC of Tennessee
PO BOX 293270
Nashville TN 37229