Please record & return to
H-1102 Wilson Title
4698 Lebanon Rd
Hermitage TN 37076

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 08/21/03 14:39 2pgs
Fees:13.00 Taxes:317.83
20030821-0121671

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of July, 2003 by and between JP MORGAN CHASE BANK, AS TRUSTEE FOR REGISTERED HOLDERS OF SALOMON BROTHERS MORTGAGE SECURITIES VII, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001, as Trustee, hereinafter called Grantor, and Kimberly Watkins, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 12 on the plan of Rosebank Terrace, Section II, of record in Book 5210, Page 31, Register's Office for said County. Said Lot No. 12 fronts 59 feet on the northerly margin of Solon Drive and extends back 141.60 feet on the easterly line and 156.07 feet on the westerly line to a line in the rear, measuring 78.96 feet thereon.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20021120-0144365, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 30th day of July, 2003.

BY: Stacey Wetzel
STACEY WETZEL
TITLE: ASST. VICE PRESIDENT

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public in and for said County and State, personally appeared ~~STACEY WETZEL~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Asst Vice President, of Litton Loan Servicing, the within named bargainor, a Corporation, and that such AVP executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as A.V.P.

Witness my hand and Official Seal at office this 30 day of July, 2003.

Lynnell Marlow
Notary Public

My Commission Expires:

LYNNELL MARLOW
Notary Public State of Texas
My Commission Expires
01-08-2005

****

Property Address: 2616 Solon Drive Nashville, TN 37206
Parcel # 40-25

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Kimberly Watkins
2616 Solon Drive
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON ST
The actual consideration or true value, whichever is greater, for this transfer is $55,900.00

Leslie D. Nash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 2003.

Shari A. Thompson
Notary Public
My Commission Expires: 1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.