RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Robert E. Brown

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

Davidson County DEEDTRS
Recvd: 09/19/03 08:57 3pgs
Fees:18.00 Taxes:455.33
20030919-0138648

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 28, 2000 and recorded on March 2, 2000 as Instrument No. 200003020020316 in the Register's Office of Davidson County, Tennessee, Robert E. Brown conveyed to Brad Tilford, Nashville, TN, as Trustee for Associates Financial Services of America, Inc., 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 July 9, 2003 as Instrument No. 20030709-0095244 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 August 13, 2003 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 JP Morgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1, at and for the sum of $123,060.92, 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 JP Morgan 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 JP Morgan 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 referred to in this commitment is described as all that certain property situated in Nashville in the county of Davidson, and state of Tennessee and being described in a deed dated 06/14/99 and recorded 06/16/99, among the land records of the county and state set forth above, and referenced as follows: Book 11530 Page 782 Land in Davidson County, Tennessee, being Lot Number 22 on the plat of Whitman Meadows, Section 3, as of record in Book 4060, Page 182,

706-203098

W&A No. 845-2022254

Register's Office for said county. Said Lot Number 22 fronts 104 feet on the West margin of the Eastland Avenue and extends back 157.4 feet on the North line and 164.2 feet on the South line, to a line on the rear on which is measures 104.15 feet. Being the same property conveyed to Robert E. Brown from Jack W. Shelton and Deborah Lee Shelton, filed on 06/16/99 in Volume 11530, Page 782 in Davidson County records.

Commonly known as: 2721 Eastland Avenue, Nashville, Tennessee 37206

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 JP Morgan 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 13 day of Aug, 2003.

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, Arkansas this 13 day of Aug, 2003.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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 $123,060.92, 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, Arkansas this 13 day of Aug, 2003.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

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

Parcel No. 84-05-65.00

DSTDeedforPMI_DWalker_030813_1647

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