Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-3099
Ln # 002463222

Davidson County DEEDWARR
Recvd: 03/22/04 14:14 3pgs
Fees:18.00 Taxes:347.80
20040322-0032214

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 6th day of February, 2004, by JP Morgan 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 Thomas Mark Clarson and Lori Michelle Daniels, husband and wife, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 12, Block A on the Plan of the First Section of Croleywood Subdivision of record in Book 1130, page 65, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to JP Morgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1, by Quitclaim Deed from TCIF, LLC, filed on _____ _____, 2004, as instrument number 20040322 0032213 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 409 West Bend Drive, Nashville, Tennessee 37209.

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 Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized 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.

JP Morgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1, by its attorney in fact, Fairbanks Capital Corp.

BY: _____

Acknowledgment

State of Utah

County of Salt Lake

On this day before me, a Notary Public, personally appeared AVIVA BUSH, DOC. CONTROL OFFICER**, to me personally well-known, who acknowledged that he/she is the** _____ **of Fairbanks Capital Corp., a corporation, as attorney-in-fact for JP Morgan 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 30 **day of** January**, 2004.**

Emma Shaner

Notary Public

Notary Public
EMMA SHANER
3615 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, $94,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of February, 2004.

Notary Public

My commission expires:

(Seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Property owner and party responsible for payment of taxes:
Thomas Mark Clarson and Lori Clarson
409 West Bend Drive
Nashville, TN, 37209

Map No. 091-13-0-198.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211