Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-2226
0002109676

Davidson County DEEDWARR
Recvd: 03/24/04 12:18 3pgs
Fees:18.00 Taxes:159.10
20040324-0033277

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17 day of March, 2004, 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 Richard I. Garner and Barbara L. Garner, Grantees, the following land in Davidson County, Tennessee:

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 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 December 27, 2002, as instrument number 20021227-0159976, in the records of Davidson County, Tennessee.

Commonly known as: 1629 24th Avenue North, Nashville, TN 37208.

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 Fairbanks Capital Corporation, its attorney-in-fact.

BY:_____

ATTEST: Celeste Freeman Robinson

CELESTE FREEMAN-ROBINSON, DOC. CONTROL OFFICER

FAIRBANKS CORPORATE SEAL

Acknowledgment

State of Utah

)ss.

County of Salt Lake

On this day before me, a Notary Public, personally appeared Celeste Freeman-Robinson **to me personally well-known, who acknowledged that he/she is the** Doc 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 17 **day of March, 2004.**

Emma Shaner

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, $43,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard I. Garner
Affiant

Subscribed and sworn to before me this 22nd day of March, 2004.

Mary Jayne Masters
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:
Richard I. Garner
1629 24th Avenue North
Nashville, TN, 37208

Map No. 81-10-324.00

Return to:

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