Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2008-3059
REO Ln # 0002110740

Davidson County DEEDWARR
Recvd: 04/05/04 10:29 3pgs
Fees:18.00 Taxes:499.50
20040405-0037963

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 01 day of March 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 Darrell L. Moorman and Kimberly A. Moorman, Grantees, the following land in Davidson County, Tennessee:

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, 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.

Being the same property conveyed to JP Morgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1 by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record September 19, 2003 as instrument number 20030919-0138648, Register's Office for Davidson County, Tennessee.

Commonly known as: 2721 Eastland Avenue, Nashville, TN 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 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 Corporation

BY: Celeste Freeman-Robinson

CELESTE FREEMAN-ROBINSON, DOC. CONTROL OFFICER

FAIRBANKS CAPITAL CORP. CORPORATE SEAL UTAH 1990

Acknowledgment

State of Utah

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 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 9 **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, $135,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kimberly A Moorman
Affiant

Subscribed and sworn to before me this 25th 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:
Darrell L. Moorman
2721 Eastland Avenue
Nashville, TN, 37206

Map No. 084-05-0 065.00

Return to:

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