RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Doris S. Woodard

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

Davidson County DEEDTRS
Recvd: 04/23/04 15:12 3pgs
Fees:18.00 Taxes:193.00
20040423-0046618

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 27, 2000 and recorded on December 18, 2000 as Instrument No. 20001218-0123656 in the Register's Office of Davidson County, Tennessee, Doris S. Woodard conveyed to Aaron D. Reeves, as Trustee for First Union National Bank of Delaware, 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 February 24, 2003 as Instrument No. 0024130 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 April 7, 2004 at the Gaylord Entertainment Center 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 JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1, at and for the sum of $52,161.32, 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 JPMorgan 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 JPMorgan 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:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot Number 27 in Miller's Addition to Edgefield now East Nashville as of record in Book 57, Page 133, Register's Office for said County. Said Lot Number 27 fronts 50 feet, more or less in the Westerly side of North Fifth Street and runs back between parallel lines 170 feet, more or less. Being the same property conveyed unto Doris S. Woodard, unmarried, by Warranty Deed from being the same property conveyed

unto Brian Keith Alexander, unmarried, dated November 2, 2000, recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Commonly known as: 806 North 5th Street, Nashville, Tennessee 37207

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 JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor-Trustee, has hereunto set his hand and seal this 1 day of April, 2004.

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 1 day of April, 2004.

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 $52,161.32, 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 1 day of April, 2004.

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:
JPMorgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1
338 South Warminster Road
Hatboro, PA 19040

Parcel No. 82-07-416.00

DSTDeedforPMI_BBoone_040407_1226

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

W&A No. 845-2021368