SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 08/25/04 14:56 2pgs
Fees:13.00 Taxes:92.13
20040825-0103046

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 16 day of August, 2004 by and between JPMorgan Chase Bank, as successor-in-interest to Bank One National Association, as Trustee for the holders of Block Mortgage Finance Asset Backed Certificates, Series 1998-2, hereinafter called Grantor, and Suzanne Ikard, her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Unit No. H-9 of Harding Place Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated , and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in common elements appurtenant to said Unit as set forth in Exhibit A-1 of Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office for a more complete identification of said Unit.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20030828-0125114, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 16th day of August, 2004.

BY: _____

CHRIS MCCORMICK
TITLE: ASST. VICE PRESIDENT

LITTON LOAN SERVICING , LP
ATTORNEY-IN-FACT

2075-155201-LC

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned Notary Public in and for said County and State, personally appeared CHRIS MCCORMICK with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Authorized Signatory, of JPMorgan Chase Bank, as successor-in-interest to Bank One National Association, as Trustee for the holders of Block Mortgage Finance Asset Backed Certificates, Series 1998-2, the within named bargainor, a Corporation, and that such CHRIS MCCORMICK executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHRIS MCCORMICK.

Witness my hand and Official Seal at office this 16 day of August, 2004.

Notary Public

My Commission Expires: G COLE PUBLIC Texas 07-23-2007

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Property Address: 441 Harding Place, #H-9
Nashville, TN 37211

Parcel # 147-03-A 103

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: Suzanne Ikard
441 Harding Place, #H-9
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater for this transfer is $ 24,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August, 2004.

Notary Public
My Commission Expires: 11-22-05

NOTARY PUBLIC