3014084901

SPECIAL WARRANTY DEED

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INDENTURE, made and entered into this 5 day of April, 2005, by and between, **JP Morgan Chase Bank (f/k/a The Chase Manhattan Bank), as trustee for IMC Home Equity Loan Trust 1998-1, by Select Portfolio Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact,** party of the first part, and **Robert E. Lee, IV, unmarried,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee, to wit :

Lot 12, Block A, Map of H A Christensen's Subdivision, as shown in plat of record in Plat Book 843, Page 94, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property known as **1413 Chester Avenue, Nashville, Tennessee, 37206**

Parcel No. 072 14 0 298.00

This being the same property conveyed to **JP Morgan Chase Bank (f/k/a The Chase Manhattan Bank), as trustee for IMC Home Equity Loan Trust 1998-1,** by Deed of record in Instrument Number 20041008-0122014, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision restrictions, building lines, easements, plats and other matters shown on plat of record in Plat Book 843, Page 94 in the Registers Office of Davidson County; and 2005 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers, as of the day and year first above written.

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

JP Morgan Chase Bank (f/k/a The Chase Manhattan Bank), as trustee for IMC Home Equity Loan Trust 1998-1

by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact

JAVIER FRANCIS, DOC. CONTROL OFFICER

STATE OF
COUNTY OF Salt Lake

Personally appeared before me a Notary Public, David Francis with whom I am personally acquainted , and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Doc. Control Officer of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 5 day of April, 2005.

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:

Davidson County DEEDWARR
Recvd: 04/19/05 15:36 2 pgs
Fees:13.00 Taxes:148.00

20050419-0043673

STATE OF TN
COUNTY OF Williamson

I 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, is $40,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 15th day of April, 2005.

NOTARY PUBLIC

REBECCA T. GARLAND
NOTARY PUBLIC OF TENNESSEE
DAVIDSON COUNTY, TENN.

My commission expires: 5/29/05

Property Address:
1413 Chester Avenue
Nashville, TN 37206

New Owner and Mail Tax Bills to:
Robert E. Lee, IV
115 South 13th St.
Nashville, TN 37206

This Instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427