Davidson County DEEDTRS
Recvd: 04/21/05 08:35 3 pgs
Fees:18.00 Taxes:424.58
20050421-0044218

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Frank E. Hartsell and L. R. Hartsell a/k/a Linda R. Hartsell

GRANTEE(s)
JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of September 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, PPT ABS, LLC, Litton Loan Servicing LP and JPMorgan Chase Bank, PPT Asset-Backed Certificates, Series 2004-1

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 30, 2001 and recorded April 9, 2001, as Instrument No. 20010409-0034434 in the Register's Office of Davidson County, Tennessee, Frank E. Hartsell, and L. R. Hartsell a/k/a Linda R. Hartsell conveyed to Michael I. Mossman, Esquire, as Trustee for Bank One, N.A., 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 **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on March 9, 2005 as Instrument No. 20050309-0026188 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 said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on April 6, 2005 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, 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 under the Pooling and Servicing Agreement, dated as of September 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, PPT ABS, LLC, Litton Loan Servicing LP and JPMorgan Chase Bank, PPT Asset-Backed Certificates, Series 2004-1, at and for the sum of $114,750.00, 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 under the Pooling and Servicing Agreement, dated as of September 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, PPT ABS, LLC, Litton Loan Servicing LP and JPMorgan Chase Bank, PPT Asset-Backed Certificates, Series 2004-1 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of September 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, PPT ABS, LLC, Litton Loan Servicing LP and JPMorgan Chase Bank, PPT Asset-Backed Certificates, Series 2004-1, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 8 and the Southwesterly 37 feet of Lot No. 9 of Block 7 on the map of Dabbs & Elliott's Subdivision, Old Hickory, Tennessee, as of record in Plat Book 547, Page 97, Register's Office for said county. Said Lot No. 8 and part of Lot No. 9 front together 87 feet on the Northwesterly side of 32nd Street and run back parallel line 144 feet to an alley. Being the same property conveyed to Frank E. Hartsell and wife, Linda R. Hartsell, by Warranty Deed from J.B. Gammon and wife, Eva Ruth Gammon, dated May 24, 1996, and

recorded May 28, 1996 in Book 10063, Page 234, Register's Office for Davidson County, Tennessee.

Commonly known as: 203 32nd Street, Old Hickory, Tennessee 37138.

Tax Parcel No.: 053-12-0 149.00

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 under the Pooling and Servicing Agreement, dated as of September 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, PPT ABS, LLC, Litton Loan Servicing LP and JPMorgan Chase Bank, PPT Asset-Backed Certificates, Series 2004-1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 15 day of Apr, 2005.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 15 day of Apr, 2005.

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 $114,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 15 day of Apr, 2005.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of September 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, PPT ABS, LLC, Litton Loan Servicing LP and JPMorgan Chase Bank, PPT Asset-Backed Certificates, Series 2004-1
4828 Loop Central Drive
Houston, TX 77081

This Instrument Prepared By:
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