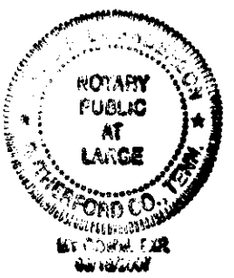
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Evans Duke, et ux	COUNTRY WIDE HOME LOANS	165.14-0-075.00
(NAME)	(NAME)	
4772 Greystone	750 OLD HICKORY BLVD #180	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	BRENTWOOD TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JPMorgan Chase Bank, as Trustee on Behalf of Equity One ABS, Inc., Mortgage Pass-Through Certificate Series 2002-2 to Popular Financial Services, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Evans Duke and wife, Sadie Mae Duke, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Peppertree Forest Subdivision, revised, Section I, of record in Plat Book 6900, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to JPMorgan Chase Bank, as Trustee on Behalf of Equity One ABS Inc. Mortgage Pass-Through Certificate Series 2002-2 to Popular Financial Services, by Substitute's Trustee Deed from Valerie Ann Spicer, as Substitute Trustee, dated January 18, 2005, and recorded January 28, 2005, in Instrument No. 200501280010418, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 4772 Greystone, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31 day of MAY, 2005.

JPMorgan Chase Bank, as Trustee on behalf of Equity One ABS, Inc., Mortgage Pass-Through Certificate Series 2002-2 to Popular Financial Services

By: Melissa Dick
Name: Melissa Dick
Title Asst. Vice President

Davidson County DEEDWARR
Recvd: 06/06/05 14:14 2 pgs
Fees:13.00 Taxes:370.00

20050606-0064321

STATE OF TENNESSEE) NEW JERSEY

COUNTY OF) BURLINGTON COUNTY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melissa Nicole with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be A.V.P. of JPMorgan Chase Bank, as Trustee on behalf of Equity One ABS, Inc., Mortgage Pass-Through Certificate Series 2002-2 to Popular Financial Services, the within named bargainor, a corporation, and that he/she as such AVP, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as AVP.

WITNESS my hand and seal, at office this 31 day of May, 2005.

KRISTIN NICOLE HOFFMAN
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 1/22/2009

NOTARY PUBLIC

My Commission Expires: KRISTIN NICOLE HOFFMAN NOTARY PUBLIC OF NEW JERSEY Commission Expires 1/22/2009