SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/24/2008
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/29/05 14:35 2 pgs
Fees:13.00 Taxes:355.20

20050629-0074916

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
Shay M. Sparks		71.15-468.00
(NAME)	(NAME)	
1218 Lischey Avenue	GMAC Mortgage Corporation	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Horsham, PA 19044	
(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 for Equity ONe ABS, Inc., Mortgage Pass Through Certificates Series #2003-1, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shay M. Sparks, unmarried, 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:

Being the Northerly 32-5/8 feet of Lot No. 35 and the Southerly 45 feet of Lot No. 36 on the Plan of Sharpo and Horn's First Addition to Northeast Nashville of record in Book 57, Page 152, Register' Office for Davidson County, Tennessee.

Said parts of said lots front together 77-5/8 feet on the westerly side of Lischey Avenue or North Forth Street, and runs back between parallel lines, 163 feet, more or less, to an alley.

Being the same property conveyed to JPMorgan Chase Bank as Trustee for Equity One ABS, Inc., Mortgage Pass-Through Certificates Series #2003-1 by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated April 5, 2005, and recorded April 15, 2005, in Instrument No. 20050415-0042294, said Register's Office.

unimproved

This is improved ✓ property, known as 1218 Lischey Avenue, Nashville, TN 37207
(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 23rd day of June, 2005.

JPMorgan Chase Bank as Trustee for Equity One ABS, Inc., Mortgage Pass Through Certificates Series #2003-1

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

STATE OF New Jersey)

COUNTY OF Burlington)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melissa Drew 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 AVP of JPMorgan Chase Bank as Trustee for Equity One ABS, Inc., Mortgage Pass-Through Certificates Series #2003-1, the within named bargainor, a corporation, and that he/she as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as _____.

WITNESS my hand and seal, at office, this 23rd day of June, 2005.

NOTARY PUBLIC

My Commission Expires: KELLY A. REIMAN
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 3/22/2007

