This Instrument Was Prepared By:
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Davidson County DEEDQC
Recvd: 08/04/05 10:02 5 pg
Fees:27.00 Taxes:0.00
20050804-0091625

Address New Owner And Send Tax Bills To:

JP Morgan Chase Bank, NA
111 East Wisconsin Avenue
WIL-4030
Milwaukee, WI 53203
Attn: REO Dept.

Map and Parcel Number:

Tax Map 80-4, Parcel 92

QUITCLAIM DEED IN LIEU OF FORECLOSURE

WHEREAS, Mattie L. Cook is a maker of certain indebtedness to Bank One, NA, which indebtedness (hereinafter referred to as the "Indebtedness") is secured by a deed of trust from Andrew J. Cook and wife, Mattie L. Cook, to Michael I. Mossman, Trustee, for the benefit of Bank One, NA, of record as Instrument No. 20001214-0123124, in the Register's Office for Davidson County, Tennessee (hereinafter referred to as the "Deed of Trust"); and

WHEREAS, Andrew J. Cook is now deceased; and

WHEREAS, Mattie L. Cook has agreed to transfer to JP Morgan Chase Bank, N.A. (the successor by merger to Bank One, NA), the property secured by the Deed of Trust, such transfer to be in satisfaction of the Indebtedness; and

WHEREAS, JP Morgan Chase Bank, NA, has agreed to accept such transfer in satisfaction of the Indebtedness; and

WHEREAS, Shelia C. Jones has agreed to join in this deed for the purpose of transferring to JP Morgan Chase Bank, NA, her interest in the property secured by the Deed of Trust.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, in consideration of the satisfaction of the Indebtedness, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Mattie L. Cook**, unmarried, and **Shelia C. Jones**, unmarried (hereinafter collectively referred to as the "Grantors"), have bargained and sold, and by these presents do quitclaim and convey unto **JP Morgan Chase Bank, NA** (hereinafter referred to as the "Grantee"), all right, title and interest, if any, of the Grantors in and to certain real property situated in Davidson County, Tennessee, and more particularly described in the attached Exhibit A (hereinafter described as the "Property").

The Property is, in all events, conveyed subject to such limitations, restrictions, covenants, conditions, easements, liens, charges and encumbrances as may affect the Property.

Whenever in this instrument the terms Grantors and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 14th day of February, 2005.

Mattie Cook

Mattie L. Cook

Shelia Cook-Jones

Shelia C. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Kimberly H. Wayman
Affiant

Subscribed and sworn to before me, this the 14th day of February, 2005.

Kenneth L Campbell
Notary Public For The State Of Tennessee

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: January 26, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mattie L. Cook, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of February, 2005.

Kenneth L Campbell
Notary Public For The State Of Tennessee

My Commission Expires: January 26, 2008

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelia C. Jones, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of February, 2005.

Kenneth L Campbell

Notary Public For The State Of Tennessee

My Commission Expires: January 26, 2008

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

C:\WPDAT-KLC-KHW\PRO\OR-Cook\Quitclaim Deed In Lieu Of Foreclosure V2.wpd

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 412 on the Plan of Bordeaux Hills, Section 9, of record in Plat Book 4175, Page 116, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Andrew J. Cook and wife, Mattie L. Cook, by deed from Ronald G. Hughes and wife, Patricia T. Hughes, of record in Book 10836, Page 209, in the Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Shelia C. Jones by deed from Andrew J. Cook and wife, Mattie L. Cook, of record in Book 11414, Page 345, in the Register's Office for Davidson County, Tennessee. Andrew J. Cook is now deceased.