RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
William L. Garrett

GRANTEE(s)
JP Morgan Chase Bank as trustee for Equity One ABS, Inc. mtge pass through certified series #2002-3

Davidson County DEEDTRS
Recvd: 11/14/05 14:47 2 pgs
Fees:13.00 Taxes:595.79
20051114-0137416

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 7, 2001 and recorded January 8, 2002, as Instrument No. 20020108-0002619 in the Register's Office of Davidson County, Tennessee, William L. Garrett conveyed to Stewart Title Guaranty Company, as Trustee for Popular Financial Services, LLC, 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 **AARON L. SQUYRES** as Successor Trustee and **LESLIE GARRETT** as Co-Trustee by instrument of record recorded on October 20, 2005 as Instrument No. 20051020-0126426 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 November 2, 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 JP Morgan Chase Bank as trustee for Equity One ABS, Inc. mtge pass through certified series #2002-3, at and for the sum of $161,024.48, 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 JP Morgan Chase Bank as trustee for Equity One ABS, Inc. mtge pass through certified series #2002-3 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 JP Morgan Chase Bank as trustee for Equity One ABS, Inc. mtge pass through certified series #2002-3, 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. 219 on the Plan of Enchanted Hills Section II, as of record in Book 4460, page 184, said Register's Office. Said Lot No. 219 fronts 100.0 feet on the Southeasterly side of Queens Lane and runs back 359.2 feet on the Northeasterly line and 372.0 feet on the Southwesterly line to a line in the rear which is a broken line measuring 219.31 feet thereon. Being the same property conveyed to William L. Garrett, by Quitclaim Deed dated November 12, 1984 of record in Deed Book 6429, Page 532, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 164 Queens Lane, Nashville, Tennessee 37218.
>
> Tax Parcel No.: 069-02-0 084.00

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 JP Morgan Chase Bank as trustee for Equity One ABS, Inc. mtge pass through certified series #2002-3, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 11 day of November, 2005

Aaron L. Squyres, Successor Trustee
by Leslie Garrett, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Leslie Garrett, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 11 day of November, 2005.

Notary Public

My Commission Expires: Angela M. Galiano NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

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 $161,024.48, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leslie Garrett
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Leslie Garrett, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in _____ this 11 day of November, 2005

Notary Public

My Commission Expires: _____

Angela M. Galiano NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JP Morgan Chase Bank as trustee for Equity One ABS, Inc. mtge pass through Certificates Series 2005-3
301 Lippincott Drive
Suite 100
Marlton, NJ 08053

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211