SPECIAL WARRANTY DEED

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172.500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF FEBRUARY, 2006..

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
Ronald A. Wooding, II , et ux	Same as New Owner	069.02-084.00
(NAME)	(NAME)	
164 Queens Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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. mtg. pass through certified series #2002-3, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald A. Wooding, II,* 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: *and wife, Leigh Wooding

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Enchanted Hills Section 11, 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 in JP Morgan Chase Bank as trustee for Equity One ABS, Inc., mtge pass through certified series #2002-3, by Trustee's Deed from Aaron L. Squyres, Successor Trustee by Leslie Garrett, Co-Trustee, dated November 11, 2005, and recorded November 14, 2005, as Instrument No. 20051114-0137416, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 164 Queens Lane, Nashville, TN 37218
(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 24 day of Jan, 2006..

Stacey O'Brien
Nicole Bard

JPMorgan Chase Bank as trustee for Equity One ABS, Inc. mtg. pass through certified series #2002-3

By:
Name: Joseph M. Perry, Vice President
Title:

Davidson County DEEDWARR
Recvd: 02/22/06 14:39 2 pgs
Fees:13.00 Taxes:638.25

20060222-0020876

STATE OF NEW JERSEY)
COUNTY OF CAMDEN COUNTY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph McPerry, 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 Vice Pres. of JPMorgan Chase Bank as trustee for Equity One ABS, Inc., mtg pass through certified series # 2002-3., the within named bargainor, a corporation, and that he/she as such Vice Pres. executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice Pres.

WITNESS my hand and seal, at office, this 24 day of January 2006.

Kimberly Nelson
NOTARY PUBLIC

My Commission Expires:

KIMBERLY NELSON
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 4/7/2010