11194

Davidson County DEEDWARR
Recvd: 03/27/06 13:24 3 pgs
Fees:18.00 Taxes:476.93

20060327-0034603

After Recording Return To:
Loan No. 14256374
Service Link LP
4000 Industrial Blvd.
Aliquippa, PA 15001

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
149-07-A-18

SPECIAL WARRANTY DEED

Property Owner:
Latrece McAdoo
729 Dover Glen Drive
Antioch, TN 37013

Send Tax Bills To:
Latrece McAdoo
729 Dover Glen Drive
Antioch, TN 37013

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 27th day of March, 2006, between JPMORGAN CHASE BANK, as Trustee-SURF 2004-BC4, who has appointed Litton Loan Servicing, LP as their Attorney-in-fact, whose business address is 4828 Loop Central Drive, Houston, TX 77081 ("Grantor"), and LATRECE MCADOO, an unmarried woman, of 729 Dover Glen Drive, Antioch, TN 37013, ("Grantees").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

BEING ALL OF LOT #18; CHELSEA VILLAGE SECTION I AS SHOWN BY PLAT AND SURVEY OF RECORD IN PLAT BOOK 7900, PAGE 119-121, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

OK KG

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO JPMORGAN CHASE BANK, AS TRUSTEE-SURF 2004-BC4 FROM ARNOLD M. WEISS, SUBSTITUTE TRUSTEE IN DEED DATED 11/22/2005, RECORDED 12/27/2005, IN INSTRUMENT NO. 20051227-0153199 IN DAVIDSON COUNTY, TENNESSEE.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

PROPERTY ADDRESS: 729 Dover Glen Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

WITNESS the execution of this deed on the day and year first above written.

ATTEST:

JPMORGAN CHASE BANK, as Trustee-SURF 2004-BC4, Litton Loan Servicing, LP, as Attorney-in-fact

BY: _____

Its: Robert Norrell
Sr. Vice President

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned, a Notary Public, of the state and county aforesaid, personally appeared Robert Norrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of Litton Loan Servicing, LP, as Attorney-in-fact for JPMORGAN CHASE BANK, as Trustee-SURF 2004-BC4, the within named bargainor, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as Authorized Signatory.

Witness my hand, and seal, at office, in Houston, Harris County, Texas, this 14 day of March, 2006.

MARTHA GARRISON
MY COMMISSION EXPIRES
FEBRUARY 28, 2009

Notary Public
My Commission Expires:_____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $128,900.00.

Affiant

Subscribed and sworn to before me
this 14 day of March, 2006.

NOTARY PUBLIC
My Commission Expires:_____

MARTHA GARRISON
MY COMMISSION EXPIRES
FEBRUARY 28, 2009