Davidson County DEEDWARR
Recvd: 04/07/06 08:07 3 pgs
Fees:18.00 Taxes:255.30

20060407-0040048

After Recording Return To:
Loan No. 14362941
Service Link LP
4000 Industrial Boulevard
Aliquippa, PA 15001
1117687

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:
64-04-108

SPECIAL WARRANTY DEED

Property Owner:
NANCY A. BAKER
4663 Woodview Circle
Old Hickory, TN 37138

Send Tax Bills To:
Nancy A. Baker
4663 Woodview Circle
Old Hickory, TN 37138

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

THIS INDENTURE, made this 29th day of March, 2006, between JPMORGAN CHASE BANK, N. A., as Trustee-SURF 2005-BC1, who has appointed Litton Loan Servicing, LP as Attorney-In-Fact, in care of Litton Loan Servicing, LP, 4828 Loop Central Drive, Houston, TX 77081 ("Grantor"), and NANCY A. BAKER, a Single woman, of 4663 Woodview Circle, Old Hickory, TN 37138, ("Grantee").

WITNESSETH

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT #25B, ON THE PLAN OF ZONE LOT DIVISION, LOT #25, LAKE COUNTRY, AS OF RECORD IN BOOK 5800, PAGE #346, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

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, N. A., AS TRUSTEE-SURF 2005-BC1 FROM VALERIE ANN SPICER, SUBSTITUTE TRUSTEE IN DEED DATED 03/03/2006, RECORDED 03/08/06 IN INSTRUMENT NO. 20060308-0026747 IN DAVIDSON COUNTY, TENNESSEE.

Property Address: 4663 Woodview Circle, Old Hickory, TN 37138

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.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee. Grantor covenants with the said Grantee 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 Grantee.

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:

LITTON LOAN SERVICING, LP
AGENT
KARL COLE

JPMORGAN CHASE BANK, N. A., as Trustee-SURF 2005-BC1, who has appointed Litton Loan Servicing, LP as Attorney-In-Fact

BY: Stacey Bayley

Its: Stacey Bayley
Vice President

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public, of the state and county aforesaid, personally appeared Stacey Bayley, 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, N. A., as Trustee-SURF 2005-BC1, the within named bargainor, and that he as such Stacey Bayley, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as Stacey Bayley.

Stacey Bayley

Witness my hand, and seal, at office, in _____, Harris County, Texas, this 29 day of March, 2006.

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009

Notary Public Karen Castro
My Commission Expires: 3-8-09

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $69,000.00.

Affiant LITTON LOAN SERVICING,
AGENT
KARL COLE

Subscribed and sworn to before me, this 29 day of March, 2006.

NOTARY PUBLIC Karen Castro
My Commission Expires: 3-8-09

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009