Box 5 ~~When Recorded Return To:~~

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2063-120
Asset - 10600666

Davidson County DEEDWARR
Recvd: 08/14/06 09:49 3 pgs
Fees:18.00 Taxes:426.98

20060814-0099558

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 10 day of July, 2006 by JP Morgan Chase Bank, N.A. as Trustee, Grantor, by its duly authorized attorney in fact, EMC Mortgage Corp.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Javier Estrada and Claudia Veronica Salazar, Grantees, the following land in Davidson County, Tennessee:

Property located at: 1821 Pallas Dr., Davidson County, Madison, TN 37115,
And:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Ravenwood, of record in Instrument # 20012110121554, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to JP Morgan Chase Bank, N.A. as Trustee, by Trustee's Deed filed on May 24, 2006 as instrument number 20060524-0060980 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1821 Pallas Drive, Madison, TN 37115.

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 Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

JP Morgan Chase Bank, N.A. as Trustee, by its duly authorized attorney in fact, EMC Mortgage Corporation, as Attorney in fact

BY: _____

ITS: Craig Reuter, Asst. Vice President

EMC MORTGAGE CORPORATION SEAL 1990 DELAWARE

Acknowledgment

State of Texas
County of Dallas

On this day before me, a Notary Public, personally appeared Craig Reuter, to me personally well-known, who acknowledged that he/she is the Asst. Vice President of EMC Mortgage Corp., a corporation, as attorney-in-fact for JP Morgan Chase Bank, N.A. as Trustee, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 10 day of July, 2006.

(Seal)

Power of Attorney recorded contemporaneously herewith as Instrument No. 20060814 0099557, in the Register's Office for Davidson COunty, Tennessee.

Raysha Hill
Notary Public

My commission expires: 5/28/08

RAYSHA HILL
Notary Public, State of Texas
My Commission Expires 05-28-08

State of Texas

County of Dallas

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $115,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Craig Reuter, Asst. Vice President

Subscribed and sworn to before me this 10_ day of July, 2006.

(Seal)

RAYSHA HILL
Notary Public, State of Texas
My Commission Expires 05-28-08

Notary Public

My commission expires: 5-28-08

Property owner and party responsible for payment of taxes:

Javier Estrada
1821 Pallas Drive
Madison, TN, 37115

Map No. 052040-C00500 CO

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211