Davidson County DEEDWARR
Recvd: 11/13/06 13:37 3 pgs
Fees:18.00 Taxes:344.64
20061113-0140429

Instrument prepared by:

U.S. Land Title
2100 Southbridge Parkway, Suite 585
Birmingham, AL 35209

Please Sent Tax
Notice/New Owner: James Ridley
310 Vaughn St.
Nashville, TN 37207

Map & Parcel

082-03-0-409.00

File # 65002015
REO # 32329054
Parcel #
Address: **310 Vaughn Street, Nashville, TN 37207**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sun of Ten and No/100Dollars ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JPMorgan Chase Bank, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2003-HE1, Asset Backed Pass-Through Certificates, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC as attorney in fact, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **James Ridley Jr, a single man,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

Executed by Power of Attorney recording listed on following page.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 23rd day of October, 2006.

JPMorgan Chase Bank, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2003-HE1, Asset Backed Pass-Through Certificates , by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC as attorney in fact

By: KEITH CHAPMAN
Its: VA REO Closing Manager

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

STATE OF ~~TENNESSEE~~ FL)
COUNTY OF Orange)

Before me, the undersigned authority, _____ notary public of the State and County mentioned, personally appeared KEITH CHAPMAN who, upon oath, acknowledged him/herself to be _____ of Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC, which is the attorney-in-fact for JPMorgan Chase Bank, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2003-HE1, Asset Backed Pass-Through Certificates the within named bargainor, and that he/she as such VA REO Closing Man being authorized to do so, executed the foregoing instrument in behalf of JPMorgan Chase Bank, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2003-HE1, Asset Backed Pass-Through Certificates as the VA REO Closing Man of Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC, which is the attorney-in-fact for JPMorgan Chase Bank, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2003-HE1, Asset Backed Pass-Through Certificates and declared that he/she in his/her capacity as VA REO Closing Manager of Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC _ which is the attorney-in-fact for JPMorgan Chase Bank, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2003-HE1, Asset Backed Pass-Through Certificates

POA Recorded in Instrument No. 20061113-0140428 in the Registers Office for Davidson County, Tennessee.

WITNESS my hand and seal at office this 23rd day of Oct, 20 06.

Kavitaben R. Mehta
NOTARY PUBLIC

NOTARY PUBLIC-STATE OF FLORIDA
Kavitaben R. Mehta
Commission # DD454685
Expires: JULY 25, 2009
Bonded Thru Atlantic Bonding Co., Inc.

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ 93,145.00.

Affiant

Subscribed and sworn to before me, this 24th day of October, 20 06.

NOTARY PUBLIC

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: 11/24/07

File No.: 9233

EXHIBIT A

Land in **Davidson** County, Tennessee, being Lot No. **15** on the Plan of **J.M. Eatherly's Addition to Ease Nashville**, of record in Book **57**, Page **138**, Register's Office for said County, to which reference is made for a more complete description. Said Lot No. 15 fronts 50 feet on the southerly side of Vaughan Street or Avenue, and runs back between parallel lines 173 feet to an alley.

Being the same property conveyed to Grantors by deed being recorded in Instrument No. 20060801009660, said Register's Office.