Return To:

ANCHOR TITLE, LLC
330 MALLORY STATION ROAD
SUITE A1
FRANKLIN, TN 37067
615-224-9797

Davidson County DEEDWARR
Recvd: 11/21/06 10:35 3 pgs
Fees:18.00 Taxes:458.43

20061121-0144342

Instrument prepared by:
U.S. Land Title
2100 Southbridge Parkway, Suite 585
Birmingham, AL 35209
File# 65000603
REO 3024969

Please send tax notice/new owner
Nicole Davis
3401 Anderson Rd # 11
Antioch, TN 37013
PARCEL / Map: 081-16-0 332.00
3401 Anderson Road Unit 11
Antioch TN, 37013

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, **JP Morgan Chase Bank National Association as Trustee for the MLMI SURF Trust Series 2005-AB2 by Wilshire Credit Corporation, as its 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 **Nicole Davis** (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"

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 25th day of October, 2006.

GRANTOR:

JP Morgan Chase Bank National Association as Trustee for the MLMI SURF Trust Series 2005-AB2 by Wilshire Credit Corporation, as its attorney in fact

BY:	B Smith
Typed Name:	B Smith
Title:	Auth Sig

STATE OF ~~TENNESSEE~~ OR
COUNTY OF Washington

Before me, the undersigned authority, Molly Walters notary public of the State and County mentioned, personally appeared B Smith who, upon oath, acknowledged him/herself to be Auth Sig of Wilshire Credit Corporation_, which is the attorney-in-fact for _JP Morgan Chase Bank National Association as Trustee for the MLMI SURF Trust Series 2005-AB2, the within named bargainor, and that he/she as such Auth Sig, being authorized to do so, executed the foregoing instrument in behalf of _JP Morgan Chase Bank National Association as Trustee for the MLMI SURF Trust Series 2005-AB2 as the Auth Sig of Wilshire Credit Corporation_, which is the attorney-in-fact for JP Morgan Chase Bank National Association as Trustee for the MLMI SURF Trust Series 2005-AB2_ and declared that he/she in his/her capacity as Auth Sig of Wilshire Credit Corporation which is the attorney-in-fact for JP Morgan Chase Bank National Association as Trustee for the MLMI SURF Trust Series 2005-AB2.

WITNESS my hand and seal at office this 25 day of Oct, 20 06.

Molly Y Walters
NOTARY PUBLIC

OFFICIAL SEAL
MOLLY Y WALTERS
NOTARY PUBLIC OREGON
COMMISSION NO. 376773
MY COMMISSION EXPIRES JAN 26, 2008

State of Tennessee
County of _____

The actual consideration for this transfer is $ 123,900.00.

Affiant

Subscribed and sworn to before me, this 13 day of November, 20 06.

NOTARY PUBLIC

My Commission Expires: 6-26-07

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 11 on the Plan of a Horizontal Regime (private element), Phase 1, Smith Springs Townhomes, of record in Book 11700, page 16, as revised in Book 11700, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JP Morgan Chase National Association as Trustee for the MLMI Surf Trust Series 2005-AB2 from Priority Trustee Services of TN, LLC as Substitute Trustee by Special Warranty Deed dated March 23, 2006 and recorded April 12, 2006 in Instrument #20060412-0042297, Register's Office for Davidson County, Tennessee.