RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Keith Alan Davis

GRANTEE(s)
JP Morgan Chase Bank as Trustee for Equity one ABS, Inc. Mortgage/pass through certificate series # 2004-5

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 12/01/06 08:07 2 pgs
Fees:13.00 Taxes:277.50
20061201-0148194

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 21, 2004 and recorded July 12, 2004, as Instrument No. 20040712-0082222 in the Register's Office of Davidson County, Tennessee, Keith Alan Davis conveyed to Accurate Title and Escrow, Inc., as Trustee for Equity One, Inc., dba Equity One Mortgage Company, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **BENJAMIN T. JONES** as Co-Trustee by instrument of record recorded on October 20, 2006 as Instrument No. 20061020-0130539 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on November 22, 2006 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to JP Morgan Chase Bank as Trustee for Equity one ABS, Inc. Mortgage/pass through certificate series # 2004-5, at and for the sum of $75,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by JP Morgan Chase Bank as Trustee for Equity one ABS, Inc. Mortgage/pass through certificate series # 2004-5 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said JP Morgan Chase Bank as Trustee for Equity one ABS, Inc. Mortgage/pass through certificate series # 2004-5, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Property located at 803 Matthews Avenue, Nashville, Davidson County, Tennessee, 37216. Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 32 on the map of Maplewood Manor Subdivision as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee. Said part of Lot No. 32 fronts 50 feet on the westerly side of Anderson Street and extends back 190 feet on the northerly line and 184 feet, more or less, on the southerly line of a dead line, measuring 50 feet thereon. Being same property conveyed to Keith A. Davis and wife, April B. Davis by Warranty Deed from Prentice H. Creasy, Jr. and wife, Mary E. Creasy dated 12-24-1987 and filed of record in Book 7436, Page 60, said Register's Office. Being the same property conveyed to Keith A. Davis by Quit Claim Deed from April Brinkley Davis, dated 6/24/98 and filed of record in Book 11009, page 405, said Register's Office.

Commonly known as: 803 Matthews Avenue, Nashville, Tennessee 37216. Being the same property conveyed to Keith A. Davis by Quitclaim Deed Deed recorded on June 24, 1998 at/as

Book 11009 Page 405

Tax Parcel No.: 061.10-0-148.00

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 JP Morgan Chase Bank as Trustee for Equity one ABS, Inc. Mortgage/pass through certificate series # 2004-5, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 22 day of NOV, 04.

Benjamin T. Jones, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Benjamin T. Jones, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 22 day of NOV, 04.

Notary Public

My Commission Expi

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Benjamin T. Jones
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Benjamin T. Jones, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 22 day of NOV, 04.

Notary Public

My Commission Expires

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JP Morgan Chase Bank as Trustee for Equity one ABS, Inc. Mortgage/pass through certificate series # 2004-5
301 Lippincott Drive
Suite 100
Marlton, NJ 08053