SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,500.00

Robert Braswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/29/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Braswell	Same as New Owner	061.10-0-148.00
(NAME) 168 Charleston Park	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JPMorgan Chase Bank as Trustee for Equity One ABS, Inc., Mortgage/pass through certificate series #2004-5, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Braswell, married HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 to a dead line, measuring 50 feet thereon.

Being the same property conveyed to JP Morgan Chase Bank as Trustee for Equity One ABS, Inc. Mortgage/pass through certificate series # 2004-5, by Trustee's Deed from Benjamin T. Jones, Co- Trustee, dated November 22, 2006, of record as Instrument No. 20061201-0148194, said Register's Office.

unimproved

This is improved ✓ property, known as 803 Matthews Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of January, 2007.

JPMorgan Chase Bank as Trustee for Equity One ABS, Inc., Mortgage/pass through certificate series #2004-5

By:
Name:
Title: Joseph M. Perry, Vice President

Davidson County DEEDWARR
Recvd: 01/17/07 14:23 2 pgs
Fees:13.00 Taxes:153.55
20070117-0006944

STATE OF New Jersey)

COUNTY OF CAMDEN COUNTY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph M. Perry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Vice President of Equity One, Inc., Attorney-in-Fact for JPMorgan Chase Bank, as Trustee, on behalf of Equity One ABS, Inc., Mortgage Pass Through Certificate Series 2004-5, the within named bargainor, a corporation, and that he as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President, and acknowledged that he/she executed the same as the free act and deed of said bargainor.

WITNESS my hand and seal, at office, this 10 day of January, 2007.

Edwina J Fisher
NOTARY PUBLIC

My Commission Expires: 8-17-2010

EDWINA J. FISHER
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 8/17/2010

