After recording, please return to:
Service Link
4000Industrial Blvd
Aliquippa, PA 15001
(Seller loan No. **13105333**)
1223001

Davidson County DEEDWARR
Recvd: 01/19/07 08:18 3 pgs
Fees:18.00 Taxes:288.60
20070119-0007577

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 10 day of January, 2007 by and between the **Bank of New York as successor to JP Morgan Chase Bank, as successor in interest to Bank One, National Association, as Trustee of the ACE Securities Corp. Home Equity Loan Trust, Series 2003-HS1,** party of the first part, and **Sterling Gipson,** a Single man, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

All that certain parcel of land situate in the County of Davidson, State of Tennessee being known and designated as follows:

Lot No. 11 of Block "H" on the Map of Forest Park Subdivision, Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 11 fronts 50 feet on the westerly margin of Forest Park Road and runs back between two parallel lines measuring 170.25 feet thereon to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to party of the first part by Deed of record in **Instrument No. 20060816-0101056** in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **Davidson** County, Tennessee; current year property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

KH

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Bank of New York as successor to JP Morgan Chase Bank, as successor in interest to Bank One, National Association, as Trustee of the ACE Securities Corp. Home Equity Loan Trust, Series 2003-HS1

By: _____
Printed Name: ~~Robert Norrell~~ LITTON LOAN SERVICING, LP ATTORNEY-IN-FACT
Title: ~~Vice President~~

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Robert Norrell, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory/Vice president of **Bank of New York as successor to JP Morgan Chase Bank, as successor in interest to Bank One, National Association, as Trustee of the ACE Securities Corp. Home Equity Loan Trust, Series 2003-HS1**, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Bank of New York as successor to JP Morgan Chase Bank, as successor in interest to Bank One, National Association, as Trustee of the ACE Securities Corp. Home Equity Loan Trust, Series 2003-HS1.**

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

_____
Notary Public
Karen Castro

Commission Expiration: March 8, 2009

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009

Prepared By:
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Suite 100
Memphis, Tn 38120
FF14760

Property Address:
212 Forest Park Road
Madison, Tennessee 37115

Tax Parcel ID Number: 43-13-222

Property Owner & Property Address/
Mail Tax Bills To:
Sterling Gipson
735 Carlyle Place
Nashville, Tennessee 37211

State of TEXAS
County of HARRIS

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 is **$78,000.00**, which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Martha Garrison
Affiant MARTHA GARRISON

Subscribed and sworn before me this 10 day of January, 2006.

Karen Castro
Notary Public
Karen Castro
Commission Expiration: March 8, 2009

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009

This deed is prepared with information provided by the party of the first part without the benefit of a survey, title search or opinion of title pursuant to the parties' request.

F:\USERS\CHRIS\SERVICELINK DEEDS\SWD Gipson Sterling.wpd