Davidson County DEEDWARR
Recvd: 02/05/07 13:58 3 pgs
Fees:18.00 Taxes:425.50

20070205-0014891

Instrument prepared by:
U.S. Land Title
2100 Southbridge Parkway, Suite 585
Birmingham, AL 35209
File# 65003482
REO 34443275

Please send tax notice/new owner
Jeremy Bockman
4817 Concord Dr.
Hermitage, TN 37076
PARCEL 110-00-0-124.00
3574 EARHART ROAD
MOUNT JULIET TN 37122

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 indenture Trustee on behalf of the Noteholders and the note insurer of ABFS Mortgage Loan Trust 2000-4 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 **JEREMY BOCKMAN, 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"

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 18th day of January, 2007.

GRANTOR:

JPMorgan Chase Bank, N.A., as indenture Trustee on behalf of the Noteholders and the note insurer of ABFS Mortgage Loan Trust 2000-4 by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC as atif

BY: _____

Typed Name: KEITH CHAPMAN

Title: 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 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 indenture Trustee on behalf of the Noteholders and the note insurer of ABFS Mortgage Loan Trust 2000-4 _, 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 indenture Trustee on behalf of the Noteholders and the note insurer of ABFS Mortgage Loan Trust 2000-4 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 indenture Trustee on behalf of the Noteholders and the note insurer of ABFS Mortgage Loan Trust 2000-4 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 indenture Trustee on behalf of the Noteholders and the note insurer of ABFS Mortgage Loan Trust 2000-4 .

WITNESS my hand and seal at office this 18th day of Jan , 20 07 .

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 Shelby

The actual consideration for this transfer is $ 115,000.00 .

~~Affiant~~

Subscribed and sworn to before me, this 22nd day of January , 20 07 .

NOTARY PUBLIC

My Commission Expires:

YOLANDA R. KIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. April 28, 2008

"Exhibit A"
Legal Description

Described property located in the 4th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the center of Earhart Road, said point being South 8 degrees 31 minutes West 50 feet from the southeast corner of the property conveyed to the Trustees of Bakers Grove Baptist Church, as recorded in Book 3802, Page 515, Register's Office of Davidson County, Tennessee, said point also being in the southerly margin of the 50 foot unnamed roadway; thence North 66 degrees 52 minutes West 655 feet; thence South 8 degrees 7 minutes West 235 feet, more or less, to a point in the northerly boundary of K.B. Cooke property, thence South 88 degrees East 293.2 feet; thence South 85 degrees East 347.9 feet to the center of Earhart Road; thence with the center of same, North 8 degrees 31 minutes East 225 feet to the beginning.

Tax Parcel#: 110000124.00

DERIVATION

Being the same property as conveyed to Grantor by deed of record at Instrument Number 20061103-0136784, in the aforesaid Register's Office.