SPECIAL WARRANTY DEED

DAVID PAUL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 21, 2011

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF APRIL, 2007. .

Notary Public

MY COMMISSION EXPIRES: .
(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
Russell H. Bowlin	Same as new owner	083.16-OB-008.00-CO
(NAME)	(NAME)	
1324 Wexford Downs Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 Certificates Series #2006, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell H. Bowlin, unmarried 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 Lot No. 8 on the Plan of Hampton Park (formerly Chitwood Downs), as shown by plat of record in Plat Book 6900, page 405, as amended in Book 6900, page 550-552, as corrected by Certificate of Correction of record in Book 7462, page 445, and further amended in Book 8181, page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JPMorgan Chase Bank as Trustee for Equity One ABS, Inc., Mortgage/Pass Through Certificates Series #2006, by Substitute Trustee's Deed dated February 13, 2007, and recorded February 26, 2007, as Instrument No. 200702260023329, said Register's Office.

unimproved

This is improved ✓ property, known as 308 Aaronwood Court, Old Hickory, TN 37138
(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 13 day of April, 2007.

Stacey Comey
Kenneth Hawkins

JPMorgan Chase Bank as Trustee for Equity One ABS, Inc. Mortgage/Pass Through Certificates Series #2006

By:
Name:
Title: Victor F. Parisi, VP Default Operations

Davidson County DEEDWARR
Recvd: 04/18/07 08:36 2 pgs
Fees:13.00 Taxes:555.00
20070418-0046026

STATE OF NEW JERSEY)
COUNTY OF _____)
CAMDEN COUNTY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victor F Pause, 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 Pres of Equity One ABS, Inc., Attorney-in-Fact for JPMorgan Chase Bank as Trustee for Equity One ABS, Inc., Mortgage/Pass Through Certificates Series #2006., the within named bargainor, a corporation, and that he/she as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice Pres, and further acknowledged that they did so as the free act and deed of said bargainor.

WITNESS my hand and seal, at office, this 12 day of April, 2007.

Kimberly Nelson
NOTARY PUBLIC

KIMBERLY NELSON
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 6/9/2010

My Commission Expires: _____