RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Eunice Michel

GRANTEE(s)
J.P. Morgan Mortgage Acquisition Corp.

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: 04/26/07 08:32 2 pgs
Fees:13.00 Taxes:353.66
20070426-0049632

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 5, 2006 and recorded May 10, 2006, as Instrument No. 20060510-0055019 in the Register's Office of Davidson County, Tennessee, Eunice Michel conveyed to Buyers Title & Escrow, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Ownit Mortgage Solutions Inc. and Ownit Mortgage Solutions Inc. successors and assigns, 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 **BILLY GLASS** as Co-Trustee by instrument of record recorded on March 29, 2007 as Instrument No. 20070329-0037436 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 April 18, 2007 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 J.P. Morgan Mortgage Acquisition Corp., at and for the sum of $95,583.93, 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 J.P. Morgan Mortgage Acquisition Corp. 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 J.P. Morgan Mortgage Acquisition Corp., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Madison Park, Section 8, as of record in Book 4300, page 117, Register's Office for said County. Said Lot No. 252 fronts 65 feet on the southerly, margin of Becklea Drive and extends back between parallel lines 141 feet on the east lint [line] and 140.8 feet on the west line to a line in the rear measuring 65 feet thereon. BEING the same property conveyed to Grantors by Deed recorded simultaneously herewith in Instrument number 20060510-0055018 Register's Office for said county. Parcel number: 04310009300
>
> Commonly known as: 193 Becklea Drive, Madison, Tennessee 37115.
>
> Tax Parcel No.: 04310009300

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 J.P. Morgan Mortgage Acquisition Corp., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this _____ day of APR 2 4 2007, _____.

Billy Glass, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Billy Glass, 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. APR 2 4 2007

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

Notary Public

My Commission Expires: Shannon L. Defoor
NOTARY PUBLIC
Saline County, Arkansas
My Commission Exp. 8-10-2011

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 $95,583.93, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Billy Glass
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Billy Glass, 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 _____ this APR 2 4 2007 day of _____, _____.

Notary Public

My Commission Expires: Shannon L. Defoor
NOTARY PUBLIC
Saline County, Arkansas
My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
J.P. Morgan Mortgage Acquisition Corp.
10790 Rancho Bernardo Road
San Diego, CA 92127