RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
David Dani Watts, Jr. and Rhonda N. Watts

GRANTEE(s)
JP Morgan Chase Bank as Trustee for Equity One Inc. Mortgage/pass through certificate series # 2005-A

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: 07/06/07 07:52 2 pgs
Fees:13.00 Taxes:333.00
20070706-0080401

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 23, 2005 and recorded March 8, 2005, as Instrument No. 20050308-0025583 in the Register's Office of Davidson County, Tennessee, David Dani Watts, Jr. and Rhonda N. Watts conveyed to Archer Land Title, as Trustee for Mortgage Electronic Registration Systems Inc., acting solely as a nominee for Popular Financial Services, LLC and Popular Financial Services, LLC's successor 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on June 22, 2007 as Instrument No. 20070622-0074637 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 June 27, 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 JP Morgan Chase Bank as Trustee for Equity One Inc. Mortgage/pass through certificate series # 2005-A, at and for the sum of $90,000.00, 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 JP Morgan Chase Bank as Trustee for Equity One Inc. Mortgage/pass through certificate series # 2005-A 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 JP Morgan Chase Bank as Trustee for Equity One Inc. Mortgage/pass through certificate series # 2005-A, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 190 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, pages 103 and 104, Register's Office for said County. Said Lot No. 190 fronts 100 feet on the easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line. Being the same property conveyed to David Daniel Watts, Jr., by Warranty Deed from Lonnie J. Watts, widow, dated July 23, 1979, and recorded July 24, 1979, of record in Book 5470, page 40, Register's Office for Davidson County, Tennessee: the said David Daniel Watts, Jr. having conveyed his interest in said property to David Daniel Watts, Jr., and wife Rhonda N. Watts, by Quitclaim Deed recorded September 4, 2003, of record as Instrument No.200309040128710, said property to Rhonda N. Watts by Quitclaim Deed recorded March 8, 2005, as Instrument No. 200503080025582 said Register's Office.
>
> Commonly known as: 3877 Hutson Avenue, Nashville, Tennessee 37216.
>
> Tax Parcel No.: 061.10-0-040.00

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 JP Morgan Chase Bank as Trustee for Equity One Inc. Mortgage/pass through certificate series # 2005-A, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 27 day of June, 07.

Matthew Smith, 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, Matthew Smith, 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.

Witness my hand and seal at office in Little Rock, Arkansas this 27 day of June, 07.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

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 $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Matthew Smith
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, Matthew Smith, 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 Ark this 27 day of June, 07.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 06-03-2015

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JP Morgan Chase Bank as Trustee for Equity One Inc. Mortgage/pass through certificate series # 2005-A
301 Lippincott Drive
Suite 100
Marlton, NJ 08053