SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/07 10:01 2 pgs
Fees:13.00 Taxes:297.11

20070831-0104834

STATE OF New Jersey
COUNTY OF CAMDEN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Aug, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JOSEPH J. LADOVELLI NOTARY PUBLIC NEW JERSEY

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 NUMBER:
Famaca L. Collins	Taylor, Bean & Whitaker	136.10-0B-026.00-CO
(NAME)	(NAME)	
3511 Seneca Forest Dr	P.O Box 628204	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Orlando FL 32862	
(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 Certificate Series #2004-5, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Famaca L. Collins, a Single woman, 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:

Described property located in Davidson County, Tennessee, being Lot No. 47, Unit 47, Condominium Site Plan for Lots 15-20, 41-56, of Section Four, Priest Lake Forest of record in Plat Book 5200, page 573, and Plat Book 5200, page 574, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description.

Being the same property conveyed to JPMorgan Chase Bank as Trustee for Equity One ABS, Inc. Mortgage/Pass Through Certificate Series #2004-5, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated May 22, 2007, and recorded June 5, 2007, as Instrument No. 20070605-0066568, said Register's Office.

unimproved

This is improved ✓ property, known as 3511 Seneca Forest Drive, Nashville, TN 37217
(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 claims by, through or under the Grantor, but not further or otherwise. 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 6th day of August, 2007.

Juanita M. Mitchell

Stacey Coney

JPMorgan Chase Bank as Trustee for Equity One ABS, Inc. Mortgage/Pass Through Certificate Series #2004-5

By:

Name:
Title: Victor F. Portal, VP Default Operations

STATE OF NEW JERSEY)

COUNTY OF CAMDEN COUNTY)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victor Paris. 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 President of Equity One, Inc., Attorney in Fact for JPMorgan Chase Bank as Trustee for Equity One ABS, Inc. Mortgage/Pass Through Certificate Series #2004-5, 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-President and further acknowledged that he/she did so as the free act and deed of said bargainor.

WITNESS my hand and seal, this 6th day of August, 2007.

Joseph Iacovelli
NOTARY PUBLIC

My Commission Expires: _____

JOSEPH J. IACOVELLI
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 3/3/2012

JOSEPH J. IACOVELLI NOTARY PUBLIC NEW JERSEY