RETURN TO: 2064
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

Subscribed and sworn to before me this 23 day of August, 2007.

My Commission Expires:

JASON L. STEPHENS
Commission # 1754027
Notary Public - California
San Diego County
My Comm. Expires Jun 28, 2011

Affiant HEIDI BRODERSEN, ASST. VICE PRESIDENT

Notary Public

Davidson County DEEDWARR
Recvd: 09/10/07 08:23 2 pgs
Fees:13.00 Taxes:333.00
20070910-0107873

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY (RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214 2064

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
PHILIP WIESERMAN CECILIA WIESERMAN 193 BECKLEA DRIVE MADISON, TENNESSEE 37115 MAP & PARCEL NO. 043-10-0/093.00	PHILIP WIESERMAN JR. AND CECILIA WIESERMAN PO BOX 1652 MT. JULIET, TN 37121-1652

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

J.P. MORGAN MORTGAGE ACQUISITION CORP.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

PHILIP WIESERMAN and wife, CECILIA WIESERMAN

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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 J P Morgan Mortgage Acquisition Corp. by Trustee's Deed from Billy Glass Co-Trustee, dated April 24, 2007, and filed of record on April 26, 2007 in Instrument No. 20070426-0049632, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *193 BECKLEA, MADISON, TENNESSEE 37115*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 OUR HANDS THIS 23 DAY OF AUGUST, 2007.

J.P.MORGAN MORTGAGE ACQUISITION CORP.

By: Chase Home Finance LLC,
successor by merger to Chase
Manhattan Mortgage Corporation
As Attorney-In-Fact
as attorney-in-fact

By: HEIDI BRODERSEN, ASST. VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Heidi Brodersen, **who, upon oath, acknowledged him/herself to be the** A.V.P. **of** Chase Home Finance LLC, **with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that** Chase Hom Finance LLC **executed the within instrument for the purposes therein contained and who further acknowledged that** Chase Home Finance LLC **is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal at office on this the 23 day of August, 2007.

My Commission Expires:

JASON L. STEPHENS
Commission # 1754027
Notary Public - California
San Diego County
My Comm. Expires Jun 28, 2011

Notary Public

SPECIAL WARRANTY DEED