RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Tamara N. Dodd

GRANTEE(s)
JPMORGAN 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: 07/17/08 09:18 2 pgs
Fees:13.00 Taxes:391.09
20080717-0073230

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 14, 2007 and recorded March 15, 2007, as Instrument No. 20070315-0031787 in the Register's Office of Davidson County, Tennessee, Tamara N. Dodd conveyed to Leon Sharber, as Trustee for CHASE BANK USA, N.A., 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 **SHELLIE WALLACE** as Successor Trustee and **SHELLIE WALLACE** as Co-Trustee by instrument of record recorded on December 10, 2007 as Instrument No. 20071210-0142257 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 identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on July 9, 2008 at the SOMMET 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 JPMORGAN MORTGAGE ACQUISITION CORP, at and for the sum of $105,700.00, 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 JPMORGAN 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 JPMORGAN 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 PART OF LOT NO. 393 ON THE PLAN OF NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS AS OF RECORDED IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF DELTA AVENUE, SAID POINT BEING THE COMMON CORNER OF LOTS NOS. 391 AND 393; THENCE ALONG THE EASTERLY MARGIN OF DELTA AVENUE, SOUTH 18 DEGREES 00 MINUTES 47 SECONDS EAST A DISTANCE OF 63.49 FEET TO A POINT; THENCE NORTH 61 DEGREES 52 MINUTES 42 SECONDS EAST A DISTANCE OF 195.02 FEET TO A POINT; THENCE NORTH 22 DEGREES 38 MINUTES 23 SECONDS EAST A DISTANCE OF 98.84 FEET TO A POINT; THENCE WITH THE COMMON LINE BETWEEN LOTS NOS. 391 AND 393, SOUTH 61 DEGREES 52 MINUTES 42 SECONDS WEST A DISTANCE OF 260.44 FEET TO THE POINT OF BEGINNING

BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS BY DEED OF RECORD IN INSTRUMENT NUMBER 20070315-0031786, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Parcel number: 081080 12800

Commonly known as: 1808 Delta Avenue, Nashville, Tennessee 37208.

Tax Parcel No.: 081080-128.00

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 JPMORGAN 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 10th day of July, 2008.

Shellie Wallace, 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, Shellie Wallace, 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 10th day of July, 2008.

Notary Public

My Commission Expires: MELISSA G. PERESKO Notary Public-Arkansas Pulaski County My Commission Expires 09-08-2014

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 $105,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
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, Shellie Wallace, 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 Little Rock this 10th day of July, 2008.

Notary Public

My Commission Expires: MELISSA G. PERESKO Notary Public-Arkansas Pulaski County My Commission Expires 09-08-2014

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JPMORGAN MORTGAGE ACQUISITION CORP
10790 Rancho Bernardo Road
San Diego, CA 92127