RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Carolyn Hawn Flippen

GRANTEE(s)
U.S. Bank National Association, as trustee for J.P. Morgan Mortgage acquistion trust 2006-CW1

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: 07/28/08 12:21 2 pgs
Fees:13.00 Taxes:252.38
20080728-0076837

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 6, 2006 and recorded April 17, 2006, as Instrument No. 20060417-0043392 in the Register's Office of Davidson County, Tennessee, Carolyn Hawn Flippen conveyed to Robert M. Wilson, Jr.Jr., as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for Countrywide Home Loans, Inc. and Countrywide Home Loans, Inc.'s 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, 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 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 16, 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 U.S. Bank National Association, as trustee for J.P. Morgan Mortgage acquistion trust 2006-CW1, at and for the sum of $68,212.50, 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 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 U.S. Bank National Association, as trustee for J.P. Morgan Mortgage acquistion trust 2006-CW1 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Trustee does hereby grant, bargain, sell, and convey to the said U.S. Bank National Association, as trustee for J.P. Morgan Mortgage acquistion trust 2006-CW1, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> The following described real property situate in the city of Nashville, county of Davidson, and state of Tennessee, to wit: Land in Davidson County, Tennessee, being Lot No. 29 on the plan of Patricia Heights, Section 1, as of record in Book 2331, Page 130 and 131, R.O.D.C., Tennessee. Said Lot No. 29 fronts 65 feet on the east side of Rexdale Drive and runs back 201.4 feet on the north side and 164.7 feet on the south side to a dead line in the rear on which it measures 108 feet. Property, known as 905 Rexdale Drive, Nashville, Tennessee Tax ID No.: 10709010100 By Fee Simple Deed from Wayne H. Downs and wife, Bobby J. Downs as set forth in Deed Book 6539, Page 529 and recorded on 04/23/1985, Davidson County records. The source deed as stated above is the last record of vesting filed for this property, there have been no vesting changes since the date of the above referenced source.
>
> Commonly known as: 906 Rexdale Drive, Nashville, Tennessee 37217.
>
> Tax Parcel No.: 107 09 0 101

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 U.S. Bank National Association, as trustee for J.P. Morgan Mortgage acquistion trust 2006-CW1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Trustee has hereunto set his or her hand and seal this 18 day of July, 08.

Robert M. Wilson, Jr. 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, Robert M. Wilson, Jr.as Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 18 day of July, 08.

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 $68,212.50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson
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, Robert M. Wilson, Jr.as 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 AR this 18 day of July, 08.

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:
U.S. Bank National Association, as trustee for J.P. Morgan Mortgage acquistion trust 2006-CW1
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024