Davidson County DEEDWARR
Recvd: 11/25/08 12:17 4 pgs
Fees:23.00 Taxes:266.40
20081125-0115457

RETURN TO:
Real Estate Loan Services
1100 Kermit Drive, Suite 204
Nashville, TN 37217

This document prepared by (~~and after recording return to~~):	
Name:	U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1
Firm	c/o U. S. Land Title, LLC
Address:	1900 The Exchange Building 500 Atlanta, GA 30339
Phone:	(770) 977-0933
Loan No.	08-4-078372
USLT No.	85009104
Other File No.	

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **MARK L CURTIS,** (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by the Grantor by instrument recorded in INSTRUMENT NO. 20080304-0021583 in the aforesaid County and State.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $72,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant / Nelda Kershner, Assistant Secretary

Subscribed and sworn to me before me on the date written above.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

VIJOSA DEVOLLI
My Commission Expires
June 11, 2012

VIJOSA DEVOLLI
My Commission Expires
June 11, 2012

Tax ID No.: 091090B1200	
Transfer Tax: $ 72,000 00	New Owner
Drafted by and return to after recording:	**Send new tax bills to:**
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1	MARK L CURTIS 7540 Oak Haven Trace Nashville, TN 37209
File No: 85009104	
Client No.: 08-4-078372	
Other No:	

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 17 day of November, 2008

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1
BY: COUNTRYWIDE HOME LOANS, INC.

By: Nelda Kershner

Its: Nelda Kershner, Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, _____ notary public of the State and County mentioned, personally appeared Nelda Kershner who, upon oath, acknowledged him/herself to be Assistant Secretary of **COUNTRYWIDE HOME LOANS, INC.** which is the attorney-in-fact for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1, the within named bargainor, and that he/she as such Attorney-in-Fact, being authorized to do so, executed the foregoing instrument in behalf of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1 as the Assistant Secretary of **COUNTRYWIDE HOME LOANS, INC.** which is the attorney-in-fact for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1 and declared that he/she in his/her capacity as Assistant Secretary of **COUNTRYWIDE HOME LOANS, INC.** which is the attorney-in-fact for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW1

WITNESS my hand and seal at office this 17 day of November, 20 08.

_____
Notary Public, My commission expires:

VIJOSA DEVOLLI
My Commission Expires
June 11, 2012

Power of Attorney of record as Instrument No. 20021023-0129968, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

BEING LOT NO. 9 ON THE PLAN OF MOSSWOOD SUBDIVISION, OF RECORD IN BOOK 2663, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 9 FRONTS 70 FEET ON THE SOUTHERLY SIDE OF JAMES AVENUE AND RUNS BACK 125.7 FEET ON THE WEST LINE AND 130 FEET ON THE EAST LINE TO DEAD LINE IN THE REAR MEASURING 46.9 FEET THEREON.

PROPERTY COMMONLY KNOWN AS: 652 JAMES AVE, NASHVILLE, TN 37209

Parcel ID #: 09105001200