BILL GARRETT, Davidson County
T20090017673 DEEDWARR
Recvd: 03/17/09 09:45 3 pgs
Fees:18.00 Taxes:333.00
20090317-0023749

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2087-060
4841521

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 19th day of February, 2009, by JP Morgan Mortgage Acquisition Corp, by its authorized signer, EMC Mortgage Corporation, Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Kerwyn C. Carroll and Jenifer Carroll, husband and wife, Grantee, the following land in Davidson County, Tennessee:

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 JP MORGAN MORTGAGE ACQUISITION CORP. DATED JULY 10, 2008 AND FILED JULY 17, 2008 AS INSTRUMENT NO. 20080717-0073230 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Commonly known as:1808 Delta Avenue, Nashville, TN 37208

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 Grantee and unto him heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

1808 Delta Ave. Nashville,Tn 37208

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

JP Morgan Mortgage Acquisition Corp., BY EMC Mortgage Corporation As Authorized Signor

BY: _____

Teresa Nixon
Vice President

ITS: _____

Acknowledgment

State of Texas

County of Denton)ss)

* Vice Resident of Emc Mortgage Corporation, as Authorized Signer

On this day before me, a Notary Public, personally appeared Teresa Nixon *, **to me personally well-known, who acknowledged that he/she is the** Vice President *, **of JP Morgan Mortgage Acquisition Corp., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~himself/herself as such officer~~.** as such Authorized Signer by herself as such officer.

Witness my hand and seal this 19 **day of** February, 2009.

_____
Notary Public

My commission expires:

4.15.2012
(Seal)

SABRINA BLACKMON
Notary Public, State of Texas
My Commission Exp. 04-15-2012

1808 Delta Ave. Nashville,Tn 37208

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

State of TENNESSEE
)ss.
County of WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 16th day of March, 2009.

Notary Public

My commission expires:

7/16/2011

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Kerwyn C. Carroll & Jenifer Carroll
1808 Delta Avenue
Nashville, TN 37208

Parcel #081-08-0-128.00

Return to:
Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211

1808 Delta Ave Nashville.Tn 37208