(2)

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of ~~May~~ June, 2009 by and **U.S. Bank National Association, as Trustee for JP Morgan Mortgage Acquisition Trust 2006-ACC1, Asset Backed Pass Through Certificates, Series 2006-ACC1** hereinafter called Grantor, and Samuel David Cooke, Unmarried, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 6, Plan of Luna Heights Subdivision, Section One, as shown on plat of record at Plat Book 2854, Page 50 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Commonly know as: 3355 Ezell Road Nashville, TN 37211

Being all or part of the same property described in Trustee's Deed recorded under Davidson County Instrument Number 20090319-0024601.

Tax Parcel Number: 14802009200

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

U.S. Bank National Association, as Trustee for JP Morgan Mortgage Acquisition Trust 2006-ACC1, Asset Backed Pass Through Certificates, Series 2006-ACC1

By JPMorgan Chase Bank, N.A. as attorney in fact

BY: _____

TITLE: Perry Pollard, Assistant Vice President

BILL GARRETT, Davidson County
Trans:T20090043725 DEEDWARR
Recvd: 06/30/09 13:50 2 pgs
Fees:13.00 Taxes:288.60
20090630-0060881

STATE OF Texas
COUNTY OF Denton

Before me, a Notary Public in and for said State and County, personally appeared Perry Pollard, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged himself to be the AVP of **JPMorgan Chase Bank, N.A., as attorney if fact for U.S. Bank National Association, as Trustee for JP Morgan Mortgage Acquisition Trust 2006-ACC1, Asset Backed Pass Through Certificates, Series 2006-ACC1** the within named bargainor, and that he as such AVP, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **U.S. Bank National Association, as Trustee for JP Morgan Mortgage Acquisition Trust 2006-ACC1, Asset Backed Pass Through Certificates, Series 2006-ACC1 Chase Home Finance, LLC as attorney in fact** by himself as such.

WITNESS my hand and Notarial Seal at office this 29th day of April, 2009.

-SEAL-

KAVITA R. COOPER
Notary Public, State of Texas
My Commission Expires
July 24, 2011

Kavita R. Cooper
Notary Public
My commission expires: 7/24/2011

STATE OF Texas
COUNTY OF Denton

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $78,000.00, which amount, is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant Claudia Alvear

Subscribed and sworn to before me this the 29th day of April, 2009.

My Commission Expires: 7/24/2011

Kavita R. Cooper
Notary Public

Owner's Mailing Address:
3355 Ezell Road
Nashville, TN 37211

KAVITA R. COOPER
Notary Public, State of Texas
My Commission Expires
July 24, 2011

Property Address:
3355 Ezell Road
Nashville, TN 37211

Person or entity responsible for
The payment of taxes:
Wells Fargo Bank, N.A.
P.O. Box 11701
Newark, NJ 07014

Prepared by and return to:

EDCO TITLE & CLOSING Services, Inc.
6510 Stage Road, Suite 1
Bartlett, TN 38134
Our File No.