BILL GARRETT, Davidson County
Trans: T20090063271 DEEDWARR
Recvd: 09/16/09 09:11 4 pgs
Fees: 23.00 Taxes: 160.95
20090916-0086312

This document prepared by:
Title2land, LLC
11851 Wentling Ave
Baton Rouge, LA 70816
(800) 549-6684
As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

SPECIAL WARRANTY DEED

This Deed, made the 24TH of August, 2009, by and between **Deutsche Bank National Trust Company, As Trustee for J.P.Morgan Mortgage Acquisition Trust 2007-HE1, Asset Backed Pass-Through certificates, Series 2007-HE1**, as first party, and **Ahad S. Nasab**, as second party.

WITNESSETH:

That for and in consideration of the sum of **ONE and 00/100 ($1.00) DOLLAR,** the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

Land in Davidson County, Tennessee, being Lot No. 25-B on the plan of Zone Lot Division of Lots 10 through 16 and 18 through 43, Edge-O-Lake Subdivision, Section 21, as of record in Book 6250, Page 111, Register's Office for said county, together with a small portion of property being a part of Lot 25-A on said Zone Lot Division.

Said Lot No. 25-B fronts 35.34 feet on the northerly margin of Alison Court and extends back 143.89 feet on the westerly line and 158.54 feet on the easterly line to a dead line in the rear measuring 33 feet thereon, together with a small portion of property being part of Lot 25-A which is situated under a portion of the structure located on Lot25-B which encroaches on Lot 25-A, as shown on the survey of John Kohl & Company, P.C., dated December 31, 1986 which is attached hereto and incorporated herein by reference.

Being the same property acquired by Trustee's Deed of Property from Napoleon Glass to Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007 HE1, Asset Backed Pass-Through Certificates, Series 2007 HE1 dated June 12, 2009 and recorded June 25, 2009 as #20090625-0059006, of the official records of Davidson County, Tennessee.

Municipal Address: 616 Alison Court, Nashville, Tennessee 37217
Parcel Number: 149-08-0-196.00

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those

pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Grantor covenants that it is seized and possesses of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

TO HAVE AND TO HOLD unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

By J.P Morgan Chase Bank N.A
as Attorney-in-Fact

Deutsche Bank National Trust Company, As Trustee for J.P.Morgan Mortgage Acquisition Trust 2007-HE1, Asset Backed Pass-Through certificates, Series 2007-HE1

By: _____
Signature

Tony Huynh
Asst. Vice Pres
Print Name

STATE OF California

COUNTY OF San Diego **, to wit:**

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, Tony Huynh, with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AVP (or other officer authorized to execute the instrument) of JPMorgan Chase Bank NA the within named bargainor, a corporation, and that such AVP or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Deutsche Bank National Trust Company, As Trustee for J.P.Morgan Mortgage Acquisition Trust 2007-HE1, Asset Backed Pass-Through certificates, Series 2007-HE1.

Witness my hand and seal, at office **this** 24 **day of** August, 2009.

My commission expires:_____

V. Alba
Notary Public

V. ALBA
COMM. # 1799963
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires June 1, 2012

Property Owner & Address: **Ahad S. Nasab**

315 WESTCHESTER COURT

MURFREESBORO, TN 37129

Tax Parcel No.: 149-08-0-196.00

Mail Tax Bill to: Ahad S. Nasab
315 WESTCHESTER COURT
MURFREESBORO, TN 37129

STATE OF TENNESSEE

COUNTY OF Rutherford **, to wit:**

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **FORTY THREE THOUSAND FIVE HUNDRED AND 00/100 ($43,500.00) DOLLARS,** which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

Ahad S. Nasab

Ahad S. Nasab

SUBSCRIBED AND SWORN TO before me this 29 day of Aug, 2009.

My commission expires: 5-17-2011

Judy C Hunter

Notary Public

JUDY C. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am an Assistant Secretary of JPMorgan Chase Bank, N.A. and that the following individuals, holding the title set forth opposite their names, are duly elected officers of JPMorgan Chase Bank, N.A. and are authorized to execute documents related to the sale of mortgage loans and real property and the foreclosure of real property, including assignments of mortgage, modifications of mortgage, deeds, affidavits, and other closing documents, substitutions of trustee and satisfactions and lien releases on behalf of JPMorgan Chase Bank, N.A .

Name:	Title to which appointed:
Gena Rotter	Asst. Vice President
Tony Huynh	Asst. Vice President
Vera Hunter	Asst. Vice President

Diane Towns
Assistant Secretary

Dated: July 23, 2009

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this 23rd day of July, 2009, before me the undersigned notary public, personally appeared Diane Towns, Assistant Secretary, who proved to me through satisfactory evidence of identification, which was to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose, and signed this document as her free act and deed, and the free act and deed of JPMorgan Chase Bank, N.A., in her capacity as Assistant Secretary.

P. SANTANA
MY COMMISSION # DD 504778
EXPIRES: January 8, 2010
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires: 01/08/2010