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BILL GARRETT, Davidson County
Trans: T20090064506 DEEDWARR
Recvd: 09/21/09 15:52 5 pgs
Fees: 28.00 Taxes: 229.40
20090921-0088002

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSQ-090800196S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Joey C. Wilson, II and Joe M. Spain	SEND TAX BILL TO: Joey C. Wilson, II and Joe M. Spain	MAP/PARCEL NUMBERS: 091 06 0154.00
(Name) 112 Gallagher Dr.	(Name) Same	
(Address) Franklin TN	(Address) as new owner	
(City) (State) (Zip) 37064	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH4 Asset Backed Pass-Through Certificates Series 2007-CH4, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Joey C. Wilson, II and Joe M. Spain, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 906 Trice Dr., Nashville, TN, 37209, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the September 15 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Deutsche Bank National Trust Company, as Trustee for
J.P. Morgan Mortgage Acquisition Trust 2007-CH4
Asset Backed Pass-Through Certificates Series
2007-CH4

By: _____

Name: _____

Its: James M. Dolan
Assistant Vice President

State of Texas
County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid James M Dolan who acknowledged to me that she/he is AVP (Title of person signing) of JP Morgan Chase Bank (Name of Company), the attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH4 Asset Backed Pass-Through Certificates Series 2007-CH4, and that in its capacity as attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH4 Asset Backed Pass-Through Certificates Series 2007-CH4 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH4 Asset Backed Pass-Through Certificates Series 2007-CH4 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 8th day of Sept, 2009.

Erica Zamora
Notary Public
My Commission Expires: 2/4/13

ERICA ZAMORA
Notary Public, State of Texas
My Commission Expires
February 06, 2013

State of Texas
County of Dallas

The actual consideration or value, whichever is greater, for this transfer is $62,000.00

Diana Hawley
Affiant Diana Hawley

Subscribed and sworn to before me this Sept 15, 2007

Erica Zamora
Notary Public

My Commission Expires: 2/6/13

RE: 906 Trice Dr., Nashville, TN 37209

ERICA ZAMORA
Notary Public, State of Texas
My Commission Expires
February 06, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being lot Number 70 on the plan of west park addition, as of record in Plat Book 2330, page 39, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH4 Asset Backed Pass-Through Certificates Series 2007-CH4 by Trustee's Deed recorded 8/3/09, instrument no. 20090803-0072115, in the Register's Office of Davidson County, Tennessee.

RE: 906 Trice Dr., Nashville, TN 37209

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed 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."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 906 Trice Dr., Nashville, TN 37209