BILL GARRETT, Davidson County
Trans:T20090065080 DEEDWARR
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Fees:18.00 Taxes:148.00
20090923-0088669

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 15th of September, 2009, by and between **Deutsche Bank National Trust Company As Trustee for J.P.Morgan Mortgage Acquisitions Trust 2007 HE1, Asset Backed Pass Trough 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. 24-B on the plan of Zone Lot Division of Lots 10 - 16 and 18 - 43, Edge-O-Lake Subdivision, Section 21, as of record in Book 6900, Page 256, Register's Office for said county.

Said Lot No. 24-B fronts 33.35 feet on the northerly margin of Alison Court and extends back 161.24 feet on the westerly line and 159.93 feet on the easterly line to a dead line in the rear measuring 33.38 feet thereon,

Being the same property acquired by Trustee's Deed of Property from Napolean Glass to Deutsche Bank National Trust Company As Trustee for J.P.Morgan Mortgage Acquisitions Trust 2007 HE1, Asset Backed Pass Through Certificates, Series 2007-HE1 dated June 19, 2009 and recorded as 20090701-0061153, of the official records of Davidson County, Tennessee.

Municipal Address: 612 Alison Court, Nashville, Tennessee 37217
Parcel Number: 149-08-0-195.00

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

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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.

Deutsche Bank National Trust Company As Trustee for J.P.Morgan Mortgage Acquisitions Trust 2007 HE1, Asset Backed Pass Troough Certificates, Series 2007-HE1

By: _____
Signature

Terence "Terry" Free
AVP, REO Manager
Print Name

STATE OF Texas

COUNTY OF Dallas **, to wit:**

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, Terence Free, 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 JP Morgan Chase the within named bargainor, a corporation, and that such _____ 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 Acquisitions Trust 2007 HE1, Asset Backed Pass Troough Certificates, Series 2007-HE1.

Witness my hand and seal, at office this 8th day of September, 2009.

My commission expires: Feb 24 2013 _____
Notary Public

TAMIKA LASHON BELL
Notary Public, State of Texas
My Commission Expires
February 24, 2013

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

315 Westchester ct.

Murfreesboro, TN 37129

Tax Parcel No.: **149-08-0-195.00**

Mail Tax Bill to: **Ahad S. Nasab**
315 Westchester Ct
Murfresboro, 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 THOUSAND AND 00/100 ($40,000.00) 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 15 day of Sept, 2009.

My commission expires: 9.16.12

Cheryl J. Brainard

Notary Public

CHERYL J. BRAINARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY