S&K #: 09-019149

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:
BOX 50-B

SPECIAL WARRANTY DEED

THIS DEED, between HSBC Bank USA, National Association, as Trustee of J.P. Morgan Alternative Loan Trust 2007-A1 organized and existing under the laws of the United States of America, hereinafter called Grantor, and CHRIS SCHICKLING AND WHITNEY SCHICKLING, HUSBAND AND WIFE hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 4, Block C, on the Second Revised Plan of Highlands of Belle Meade, No. 2, as shown on Plat of record in Book 1130, Page 62, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of the property.

This legal description is identical with that in Deed of Trust recorded in INSTRUMENT NO 20060906-0110106 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in INSTRUMENT NO 20090701-0061149 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

HSBC Bank USA, National Association, as Trustee of J.P. Morgan Alternative Loan Trust 2007-A1

Title: VICE PRESIDENT

By: Chase Home Finance, LLC, as its attorney in fact

BILL GARRETT, Davidson County
Trans:T20090082186 DEEDWARR
Recvd: 12/04/09 11:04 2 pgs
Fees:13.00 Taxes:1295.00
20091204-0111195

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN LAMARCA, VICE PRESIDENT of Chase Home Finance, LLC, as Attorney-in-Fact for HSBC Bank USA, National Association, as Trustee of J.P. Morgan Alternative Loan Trust 2007-A1 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 4 day of November, 2009.

NOTARY PUBLIC

My Commission Expires: October 1, 2012

JULIE JACKSON
MY COMMISSION # DD 827435
EXPIRES: October 1, 2012
Bonded Thru Notary Public Underwriters

STATE OF Florida
COUNTY OF Broward

I 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, is $350,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 4 day of November, 2009.

Notary Public

My commission expires: October 1, 2012

JULIE JACKSON
MY COMMISSION # DD 827435
EXPIRES: October 1, 2012
Bonded Thru Notary Public Underwriters

New Owner
Property Address: 134 Alton Road, Nashville, TN 37205

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CHRIS SCHICKLING AND WHITNEY SCHICKLING, HUSBAND AND WIFE

Tax Bills to:
Renasant Bank
2200 Abbott Martin Rd Ste 103
Nashville TN 37215

Map & Parcel 13009002500

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119