STATE OF ~~TEXAS~~ California
COUNTY OF ~~DALLAS~~ San Diego

The actual consideration or value, whichever is greater, for this transfer is $111,000.00.

Subscribed and sworn to before me this 5 day of ~~DECEMBER~~ January, 2010.

My Commission Expires: Jun 30, 2014

A. P. CLARK
Commission # 1754636
Notary Public - California
San Diego County
My Comm. Expires Jun 30, 2011

Affiant — Tony Huynh
Asst. Vice President

Notary Public

BILL GARRETT, Davidson County
Trans: T20100007234 DEEDWARRSP
Recvd: 02/04/10 15:20 2 pgs
Fees: 13.00 Taxes: 410.70
20100204-0009140

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214
2396

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
ALI K. ABDULLAH and ZAITOON Z TAHIR 853 NORWALK DRIVE NASHVILLE, TN 37214 MAP & PARCEL NO. 108-04-057.00	SUNTRUST MORTGAGE, INC. PO BOX 79041 BALTIMORE, MD 21279-0041

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

ALI K. ABDULLAH and ZAITOON Z. TAHIR,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 92, on the plan of Larchwood Subdivision, Section 2, as shown on plat of record in Book 5200, pages 207 and 208, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for amore particular description.

Being the same property conveyed to U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2 by Trustee's Deed from Shellie Wallace, Successor Trustee, dated September 23, 2009, and filed of record on September 28, 2009, in Instrument No. 20090928-0089782, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *853 NORWALK DRIVE, NASHVILLE, TN 37214*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO

CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 5 DAY OF ~~DECEMBER~~ January, ~~2009~~ 2010.

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CH2, Asset Backed Pass-Through Certificates, Series 2006-CH2

By Attorney-in-Fact: By JPMorgan Chase Bank, N.A.
As Attorney-In-Fact

by: Tony Huynh
Asst. Vice President

STATE OF ~~TEXAS~~ California
COUNTY OF ~~DALLAS~~ San Diego

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tony Huynh, who, upon oath, acknowledged him/herself to be the ~~Asst. Vice President~~ of JPMorgan Chase Bank NA with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that JPMorgan Chase Bank NA executed the within instrument for the purposes therein contained and who further acknowledged that JPMorgan Chase Bank NA is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 5 day of ~~DECEMBER~~ January, ~~2009~~ 2010.

My Commission Expires:

A. P. CLARK
Commission # 1754636
Notary Public - California
San Diego County
My Comm. Expires Jun 30, 2011

Notary Public

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SPECIAL WARRANTY DEED

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