SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of ~~January, 2011~~ Dec 2010 by and **Deutsche Bank National Trust Company, as Trustee for JP Morgan Mortgage Acquisition Trust 2007-CH1 Asset Backed Pass-Through Certificates Series 2007-CH1,** hereinafter called Grantor, and Blanca Figueroa F. and* * FLABIOA R. LEMA, wife and husband, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Marlin Meadows, Section I, of record in Book 1835, Page 108, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description, described as follows:

Beginning at a point in the southeasterly margin of Nix Pass at the corner of Lots 54 and 55; thence with the line between said lots, southeasterly 134.3 feet to a point; thence northeasterly 142.4 feet to the margin of Peeler Trail; thence with the margin of the same, northwesterly 134.55 feet to the beginning of a curve; thence around said curve westerly 44.19 feet to the southeasterly margin of Nix Pass; thence with the margin of the same, southwesterly 141.55 feet to the beginning.

Commonly know as: 801 Nix Pass Madison, TN 37115

Being all or part of the same property described in Trustee's Deed recorded under Davidson County Register's Instrument Number 20100805-0061794.

Tax Parcel Number: 052-120-028.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20110006908 DEEDWARRSP
Recvd: 02/02/11 15:18 4 pgs
Fees:23.00 Taxes:296.00
20110202-0009489

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

JPMORGAN CHASE BANK NA CORPORATE SEAL 1824 UNITED STATES

Deutsche Bank National Trust Company, as Trustee for JP Morgan Mortgage Acquisition Trust 2007-CH1 Asset Backed Pass-Through Certificates Series 2007-CH1
~~By: Chase Home Finance, LLC, As Attorney-in-Fact~~

BY: _____

Deborah Sarot

TITLE: ~~Asst. Vice President~~

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, personally appeared _____, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence**), and who, upon oath, acknowledged ____self to be the _____of Chase Home Finance, LLC as Attorney-in-Fact for **Deutsche Bank National Trust Company, as Trustee for JP Morgan Mortgage Acquisition Trust 2007-CH1 Asset Backed Pass-Through Certificates Series 2007-CH1,** the within named bargainor, and that ____he as such_____, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Deutsche Bank National Trust Company, as Trustee for JP Morgan Mortgage Acquisition Trust 2007-CH1 Asset Backed Pass-Through Certificates Series 2007-CH1** by Chase Home Finance, LLC as Attorney-in-Fact, by _____self as such.

WITNESS my hand and Notarial Seal at office this ___ day of December, 2010.

-SEAL-

_____ ~~See Attachment~~
Notary Public
My commission expires:_____

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is 80,000.00, which amount, is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 18th day of January, 2011 ~~December, 2010.~~

_____
Notary Public

My Commission Expires:
01/07/2013

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Owner's Mailing Address:
_____
_____

Property Address:
801 Nix Pass
Madison, TN 37115

Person or entity responsible for
The payment of taxes:
new owner
_____
_____
_____

Prepared by and return to:

EDCO TITLE & CLOSING Services, Inc.
6510 Stage Road, Suite 1
Bartlett, TN 38134

ACKNOWLEDGMENT

State of California
County of San Diego)

On 12-23-10 before me, R. Fregoso, Notary Public
(insert name and title of the officer)

personally appeared Deborah Sarot
Asst. Vice President,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. FREGOSO
Commission # 1881299
Notary Public - California
San Diego County
My Comm. Expires Feb 28, 2014

Signature _____ (Seal)

ACKNOWLEDGMENT

State of California
County of San Diego)

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(insert name and title of the officer)

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Asst. Vice President,
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Commission # 1881299
Notary Public - California
San Diego County
My Comm. Expires Feb 28, 2014

Signature _____ (Seal)