BILL GARRETT, Davidson County
Trans:T20120025536 DEEDWARRSP
Recvd: 04/09/12 11:35 6 pgs
Fees:33.00 Taxes:459.17
20120409-0029925

Prepared By and Return to:
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
File# **RT12164**

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Kenneth R. Carter and Diane D. Carter		**10900019800**
(Name) 12015 Old Hickory Boulevard	(Name) Kenneth R. Carter Diane D. Carter	
(Address) Hermitage, TN 37076	(Address) 5587 S. New Hope Rd.	
(City) (State) (Zip)	(City) (State) (Zip) Hermitage, TN 37076	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-HE2, Asset Backed Pass-Through Certificates, Series 2006-HE2** ("Grantor"), in favor of **Kenneth R. Carter and Diane D. Carter** ("Grantee").

FOR AND IN CONSIDERATION of the sum of $124,100.00, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in **Davidson** County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

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.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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 MY HAND this 4th day of April, 2012.

GRANTOR:

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-HE2, Asset Backed Pass-Through Certificates, Series 2006-HE2

By: _____
Name: Carolyn K. Cloud
Its: Vice President

By JPMorgan Chase Bank, National Association, Attorney in Fact

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ of **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-HE2, Asset Backed Pass-Through Certificates, Series 2006-HE2**, the attorney-in-fact for, and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

See Attached Notary Acknowledgement

_____
Notary Public
My Commission Expires: _____

State of Ohio
County of Cuyahoga

The actual consideration or value, whichever is greater, for this transfer is $ 124,100.00.

_____
Affiant

Subscribed and sworn to before me this April 5th 2012.

_____
Notary Public

My Commission Expires: _____

PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this April 4, 2012, by Carolyn K. Cloud, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-HE2, Asset Backed Pass-Through Certificates, Series 2006-HE2, on behalf of the corporation. He/she is personally known to me.

X _____
Notary Public

(seal)

Printed Name: Janet Hill

JANET HILL
Notary Public - State of Florida
My Comm. Expires Sep 13, 2015
Commission # EE 130093
Bonded Through National Notary Assn.

RE: 12015 Old Hickory Boulevard, Hermitage, TN 37076

SPECIAL WARRANTY DEED

EXHIBIT "A"

Situated in Davidson County, Tennessee, to wit:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point marked by a bolt in the center line of Old Hickory Boulevard, said point being 209.5 feet from a spike at the intersection of the center lines of Old Hickory Boulevard and the center line of Stewarts Ferry Road said spike being located 692 feet Westerly from the point, of intersection of the boundary line between the Ezell and Catherine Duncan property and the Lether Stewart property with the center line of Stewarts Ferry Road; Thence, with the center line of Old Hickory Boulevard North 4 degrees 37 minutes West 170 feet to an iron spike; Thence on a new line South 81 degrees 5 seconds East 435.6 feet to an iron pin; Thence on a new line South 22 degrees 52 seconds West 170.35 feet to an iron pin; Thence North 81 degrees 5 seconds West 355.2 feet to the point of beginning at the aforesaid bolt in the center line of Old Hickory Boulevard.

Being the same property conveyed to U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-HE2, Asset Backed Pass-Through Certificates, Series 2006-HE2, by Trustee's Deed from Angela Boyd, Co-Trustee, dated September 15, 2011 and recorded September 22, 2011, in Instrument No. 20110922-0073305, said Register's Office, Davidson County, Tennessee.

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100
Independence, Ohio 44131

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.