SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/07 08:42 2 pgs
Fees:13.00 Taxes:247.90

20070705-0079761

DAVID PAUL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 21, 2011

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2007.

David Paul Anderson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. Williams	Same as New Owner	070.13-0-145.00
(NAME)	(NAME)	
3006 Hummingbird Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Bank of New York Trust Company National Association, as successor-in-interest to JP Morgan Chase Bank, NA f/k/a JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2004-13, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey C. Williams, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 8, on the Plan of Hailey's Subdivision of Part of block 5 of G. T. Sheegog's Subdivision at Bordeux, as shown on survey and plat of same appearing of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to JPMorgan Chase Bank by Trustee's Deed from Benjamin T. Jones, Co-Trustee, dated August 30, 2006, and recorded September 12, 2006, as Instrument no. 200609120112587, said Register's Office.

*Continued page 2

This is improved ✓ unimproved property, known as 3105 River Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 claims by, through or under the Grantor, but not further or otherwise. 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 my hand this 14 day of JUNE, 2007.

The Bank of New York Trust Company National Association, as successor-in-interest to JP Morgan Chase Bank, NA f/k/a JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2004-13

By: Gordon Johnson
Name:
Title: Gordon Johnson, Assistant Secretary

CORORATE/ATTORNEY IN FACT ACKNOWLEDGEMENT

STATE OF Maryland)

COUNTY OF Baltimore)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gordon Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Assistant Secretary of Wells Fargo, Attorney-in-Fact for The Bank of New York Trust Company National Association, as successor-in-interest to JP Morgan Chase Bank, NA f/k/a JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2004-13, the within named bargainor, a corporation, and that he/she as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Asst Secretary, and acknowledged he/she did so as the free act and deed of the said bargainor.

WITNESS my hand and seal, at office, this 14 day of June, 2007.

ANGELA B MOORE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES MARCH 22, 2011

NOTARY PUBLIC

My Commission Expires: 3/22/2011

CORPORATE ACKNOWLEDGEMENT

STATE OF Maryland)

COUNTY OF Baltimore)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gordon Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Assistant Secretary of The Bank of New York Trust Company National Association, as successor-in-interest to JP Morgan Chase Bank, NA f/k/a JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2004-13, the within named bargainor, a corporation, and that he/she as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Asst. Secretary.

WITNESS my hand and seal, at office, this 14 day of June, 2007.

ANGELA B MOORE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES MARCH 22, 2011

NOTARY PUBLIC

My Commission Expires: 3/22/2011

*The said JP Morgan Chase Bank having since conveyed its interest in the subject property to The Bank of New York Trust Company Association, as successor-in-interest to JP Morgan Chase Bank, NA f/k/a JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2004-13, by Quitclaim Deed dated June 12, 2007, of record as Instrument No. 20070705.0079760, said Register's Office.