SPECIAL WARRANTY DEED

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,500.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF August 2008

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency
3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

Davidson County DEEDWARR
Recvd: 08/29/08 12:17 2 pg
Fees:13.00 Taxes:220.15

20080829-0088964

RT6608

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Drummond	DAVID DRUMMOND	044-11-0 118.00 /
(NAME)	(NAME)	
404 Cleve Street	201 HIDDEN RIDGE CT	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	MT JULIET TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, The Bank of New York Trust Company, National Association as Successor in Interest to JP Morgan Chase Bank, National Association as Trustee for the MLM1 Surf Trust Series 2005-BC4, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO David Drummond, MARRIED

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 47, Section A, Village of Old Hickory, as shown by plat of record in Plat Book 1424, Page 68, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Yolanda Kendrick by Warranty Deed from W. Ralph Denney, Karen M. Norton, Curtis E. Braswell and Keith E. Braswell dated May 31, 2005 and recorded June 2, 2005 in Instrument Number 20050602-0062824, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York Trust Company, National Association as Successor in Interest to JP Morgan Chase Bank, National Association as Trustee for the MLM1 Surf Trust Series 2005-BC4 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated April 10, 2008 and recorded April 18, 2008 in Instrument Number 20080418-0039586, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 404 Cleve Street Old Hickory 37138
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee David Drummond, and his/her/their assigns, forever.

Said The Bank of New York Trust Company, National Association as Successor in Interest to JP Morgan Chase Bank, National Association as Trustee for the MLM1 Surf Trust Series 2005-BC4., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said The Bank of New York Trust Company, National Association as Successor in Interest to JP Morgan Chase Bank, National Association as Trustee for the MLM1 Surf Trust Series 2005-BC4., has executed this deed this 21st day of August, 2008

The Bank of New York Trust Company, National Association as Successor in Interest to JP Morgan Chase Bank, National Association as Trustee for the MLM1 Surf Trust Series 2005-BC4 by Wilshire Credit Corporation, Attorney in Fact

By Alicia M. Laster

STATE OF Oregon

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Alicia Laster, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the authorized signer of Wilshire Credit Corporation, the Attorney in Fact of said The Bank of New York Trust Company, National Association as Successor in Interest to JP Morgan Chase Bank, National Association as Trustee for the MLM1 Surf Trust Series 2005-BC4., the within named bargainor, and that he/she as such authorized signer, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20080502-0044882 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 21st day of August, 2008

Notary Public

Veronica Wedlow

My Commission expires: May 31, 2011

OFFICIAL SEAL
V. WEDLOW
NOTARY PUBLIC - OREGON
COMMISSION NO. 417935
MY COMMISSION EXPIRES MAY 31, 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

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