SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/08 13:55 2 pgs
Fees:13.00 Taxes:629.00

20081008-0102176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I (WE) HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER 2008

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
CHEATHAM CO. TENNESSEE

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

RT6269

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adel Girgis and Gehan Wasef	SAME	174-11-0-A 187.00 CO /
(NAME)	(NAME)	
2108 Camille Drive		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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 Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company,NA, as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee - SURF 2005-BC1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Adel Girgis MARRIED and Gehan Wasef, 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 all of Lot No. 439 Subdivision Plat of Cane Ridge Farms, a cluster lot development, Phase Two, as shown by plat appearing of record in Instrument Number 20020712-0084131, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Frank Boateng, married, by Warranty Deed from Greenvale Construction, LLC dated October 5, 2004 and recorded October 15, 2004 in Instrument Number 20041015-0124364, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York Trust Company, NA, as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee - SURF 2005-BC1 by Trustee's Deed from Matthew Smith as Co-Trustee dated March 13, 2008 and recorded March 19, 2008 in Instrument Number 20080319-0027782, Register's Office for Davidson County, Tennessee.

The above grantee is n/k/a The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company, NA, as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee - SURF 2005-BC1 pursuant to the office of the Comptroller of the Currency, effective July 1, 2008 and signed by J. Greg Parvin, Director for District Licensing.

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 2108 Camille Drive Antioch 37013
(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 Adel Girgis and Gehan Wasef, and his/her/their assigns, forever.

Said The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company,NA, as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee - SURF 2005-BC1, 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 Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company,NA, as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee - SURF 2005-BC1., has executed this deed this 29th day of September, 2008

The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company,NA, as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee - SURF 2005-BC1

By: Sandra Castille
Sandra Castille
Assistant Vice President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TX

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castille, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AUTHORIZED SIGNATORY of LITTON LOAN SERVICING LP, the Attorney in Fact of said The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company,NA, as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee - SURF 2005-BC1., the within named bargainor, and that he/she as such Authorized Signatory, 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 20071211-0142920 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 29th day of September, 2008

Pauline Winfrey
Notary Public

My Commission expires: 08-27-2011

PAULINE WINFREY
MY COMMISSION EXPIRES
AUGUST 27, 2011

RETURN TO:

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

RT6269