Davidson County DEEDWARR
Recvd: 12/15/08 13:21 2 pgs
Fees:13.00 Taxes:258.63
20081215-0120058

0022664007

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 10th day of November, 2008, by and between, **The Bank of New York Mellon fka The Bank of New York as Successor Trustee to JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc., Mortgage Pass-Through Certificates Series 2003-AR4, by EMC Mortgage Corporation, as Attorney-in-Fact,** party of the first part, and **James R. Vaughn and Annie F. Vaughn, husband and wife**, parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit :

Lot 3-A, ZONE LOT DIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 AND 21 OF THE RACHEL'S SQUARE Planned Unit Development, Section 1, as shown by a map of record in Plat Book 6250, at Page 539, in the Davidson County, Tennessee Register of Deeds Office.

Property Known as: 518 Highland View Drive, Hermitage, Tennessee, 37076

Parcel Id No.: 075-07-279.00

This being the same property conveyed to **The Bank of New York Mellon fka The Bank of New York as Successor Trustee to JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc., Mortgage Pass-Through Certificates Series 2003-AR4**, by Substitute Trustee's Deed of record in Instrument Number 20081009-0102608 in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

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 said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,11,12,13, 14, 15,16,17,18, 19, 20, and 21 of the Rachel's Square, in Plat Book 6250, Page 539, Plat Book 6250, Page 538, Plat Book 6250, Page 117, and Plat Book 5200, Page 622, Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6519, Page 512, Book 6619, Page 777, and Book 8030, Page 757, Terms and provisions of by-Laws of Rachel's Square Condominium Owner's Association in Book 6371, Page 324, and Rachel's Square Homeowner's Association in Book 6619, Page 782, Charter of Rachel's Square Condominium Owners Association, Inc. in Book 6444 , Page 413, and Rachel's Square Homeowners Association in Book 6683, Page 576; Conditions, covenants reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed in Book 6371, Page 307, as amended in Book 6424, Page 529, and termination in Book 6565, Page 452, Resolution recorded in Book 9352, Page 289 in the Davidson County Register's Office, and 2009 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

The Bank of New York Mellon fka The Bank of New York as Successor Trustee to JP Morgan Chase Bank as Trustee for Structured Asset Mortgage Investments II Inc., Mortgage Pass-Through Certificates Series 2003-AR4

By EMC Mortgage Corporation, as Attorney-in-Fact

Craig Reuter
Assistant Vice President

STATE OF Texas)
COUNTY OF Denton)

Personally appeared before me a Notary Public Craig Reuter with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the AVP of EMC Mortgage Corporation, as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

WITNESS my hand an Official Seal this 10th day of November, 2008.

DEBORAH L. DAWSON
Notary Public, State of Texas
My Commissin Exp. 02-14-2012

NOTARY PUBLIC

My Commission Expires

STATE OF Tennessee
COUNTY OF Wilson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $69,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James R Vaughn
AFFIANT

Subscribed and sworn to before me this the 13th day of November, 2008.

GRORGE L. THOMAS, III NOTARY PUBLIC AT LARGE WILSON CO. TENN.

George L. Thomas
NOTARY PUBLIC
Com. exp. 6/25/2012

My commission expires:

Property Address:
518 Highland View Drive
Hermitage, TN 37076

New Owner and Mail Tax Bills to:
James R. & Annie F. Vaughn
441 Rembrandt Dr.
Old Hickory Tn 37138

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427