336.80
(2)

Davidson County DEEDWARR
Recvd: 01/13/09 10:39 12 pg
Fees:63.00 Taxes:273.80
20090113-0003143

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-641
0141525196

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of November, 2008, by The Bank of New York Mellon, fka The Bank of New York as successor in interest to JP Morgan Chase Bank, NA, as Trustee for Bear Stearns Asset-Backed Securities Trust 2005-SD4,Asset-Backed Certificates, Series 2005-SD4, by its duly authorized Attorney in fact Wells Fargo Bank N.A., Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Joseph L. Perry, Grantee, the following land in Davidson County, Tennessee:

SEE ATTACHED EXHBIT "A"
SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION
SEE ATTACHED EXHIBIT "C" FOR SURVEY

Commonly known as: 817 East 27th Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

The Bank of New York Mellon, fka The Bank of New York as successor in interest to JP Morgan Chase Bank, NA, as Trustee for Bear Stearns Asset-Backed Securities Trust 2005-SD4, Asset-Backed Certificates, Series 2005-SD4, by its duly authorized Attorney in fact Wells Fargo Bank N.A.

POA recorded book_____page____

BY: _____
NICOLE ROBINSON
Vice President Loan Documentation

ITS: _____

Acknowledgment

State of Iowa
)ss.
County of Polk

On this day before me, a Notary Public, personally appeared Nicole Robinson **to me personally well-known, who acknowledged that he/she is the** VP Loan Documentation **of** Wells Fargo Bank, N.A. **, a corporation, as attorney-in-fact for The Bank of New York Mellon, fka The Bank of New York as successor in interest to JP Morgan Chase Bank, NA, as Trustee for Bear Stearns Asset-Backed Securities Trust 2005-SD4, Asset-Backed Certificates, Series 2005-SD4, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 7 **day of** November, 2008.

_____
Notary Public

My commission expires:

4/17/2010

KRISTINE LEE SCHARNBERG
Commission Number 746463
My Commission Expires
April 17, 2010

State of TN

County of Williamson)ss.

I, or we, 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, $74,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 12th day of January, 2009.

Notary Public

My commission expires:

7/16/11

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 7-16-2011

Property owner and party responsible for payment of taxes:
Joseph L. Perry
1008-A 32nd Av North
Nashville TN 37209
Map No. 092-06-0-272.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211

Exhibit "A"

State of New York
Banking Department

I, DAVID S. FREDSALL, Deputy Superintendent of Banks of the State of New York, DO HEREBY CERTIFY:

THAT, the records in the Office of the Superintendent of Banks indicate that THE BANK OF NEW YORK MELLON is a corporation organized by Special Act of the New York State Legislature, Chapter 616 of the Laws of 1871, under the name "MUTUAL BENEFIT LIFE POLICY LOAN AND TRUST COMPANY OF NEW YORK"; and

THAT, THE BANK OF NEW YORK MELLON is authorized to transact a trust and banking business in the State of New York and is operating under the supervision of this Department in accordance with Article III of the New York State Banking Law; and

THAT, there were subsequent changes of its corporate title to COMMERCIAL TRUST COMPANY in 1884 and to NEW YORK AND LONDON TRUST COMPANY in 1900. Chapter 356 of the Laws of 1904 placed NEW YORK AND LONDON TRUST COMPANY under the supervision of the Superintendent of Banks. On October 28, 1905 the name was changed to COLUMBIA TRUST COMPANY; and

THAT, on June 5, 1912 the name was changed to COLUMBIA-KNICKERBOCKER TRUST COMPANY by merger of KNICKERBOCKER TRUST COMPANY into COLUMBIA TRUST COMPANY; and

THAT, effective August 1, 1914, the name was changed from COLUMBIA-KNICKERBOCKER TRUST COMPANY to COLUMBIA TRUST COMPANY by Order of Court, a certified copy of which was filed in the Office of the Superintendent of Banks on June 23, 1914; and

THAT, on February 7, 1923 the name was changed to IRVING BANK-COLUMBIA TRUST COMPANY by merger of IRVING BANK, NEW YORK into COLUMBIA TRUST COMPANY; and

THAT, on September 17, 1926 the name was changed to IRVING BANK AND TRUST COMPANY by merger of NATIONAL BUTCHERS & DROVERS BANK OF THE CITY OF NEW YORK into IRVING BANK-COLUMBIA TRUST COMPANY; and

THAT, on December 11, 1926 the name was changed to ***AMERICAN EXCHANGE IRVING TRUST COMPANY*** *by merger of* ***THE AMERICAN EXCHANGE-PACIFIC BANK*** *into* ***IRVING BANK AND TRUST COMPANY****; and*

THAT, the name was changed to ***IRVING TRUST COMPANY*** *by a Certificate filed in the Office of the Superintendent of Banks on February 1, 1929; and*

THAT, the name was changed from ***IRVING TRUST COMPANY*** *to* ***THE BANK OF NEW YORK*** *on October 6, 1989, by absorbing* ***THE BANK OF NEW YORK****; and*

THAT, the following amendments to its charter were filed in the Office of the Superintendent of Banks as of the dates specified:

Certificate Changing Name of ***NEW YORK AND LONDON TRUST COMPANY*** *to* ***COLUMBIA TRUST COMPANY*** *- filed October 31, 1905*

Agreement of Merger of ***KNICKERBOCKER TRUST COMPANY*** ***into*** ***COLUMBIA TRUST COMPANY*** *under the name of* ***COLUMBIA-KNICKERBOCKER TRUST COMPANY*** *- filed June 5, 1912*

Verified transcript of Proceedings to Increase Number of Directors - filed July 10, 1912

Supreme Court Order Directing Change of Name of ***COLUMBIA-KNICKERBOCKER TRUST COMPANY*** *to* ***COLUMBIA TRUST COMPANY*** *- filed June 23, 1914*

Certificate of Increase of the Amount of Capital Stock - filed December 4, 1916

Certificate of Increase of the Amount of Capital Stock - filed January 30, 1923

Agreement of Merger of ***IRVING BANK, NEW YORK*** *into* ***COLUMBIA TRUST COMPANY*** *under the name of*

IRVING BANK-COLUMBIA TRUST COMPANY - filed February 7, 1923

Certificate of Increase of the Amount of Capital Stock - filed September 17, 1926

Agreement of Merger of THE NATIONAL BUTCHERS & DROVERS BANK OF THE CITY OF NEW YORK into IRVING BANK-COLUMBIA TRUST COMPANY under the name of IRVING BANK AND TRUST COMPANY - filed September 17, 1926

Certificate of Increase of the Amount of Capital Stock - filed December 2, 1926

Agreement of Merger of THE AMERICAN EXCHANGE-PACIFIC BANK into IRVING BANK AND TRUST COMPANY under the name of AMERICAN EXCHANGE IRVING TRUST COMPANY - filed December 11, 1926

Certificate of Increase of the Amount of Capital Stock - filed June 15, 1928

Certificate of Increase of Number of Directors - filed January 9, 1929

Certificate of Change of Name of AMERICAN EXCHANGE IRVING TRUST COMPANY to IRVING TRUST COMPANY - filed February 1, 1929

Certificate of Increase of the Amount of Capital Stock, Reduction of Par Value of Shares and Increase of Number of Shares - filed April 17, 1929

Certificate of Decrease of Number of Directors - filed January 22, 1932

Certificate of Decrease of Number of Directors - filed January 17, 1934

State of New York
Banking Department

Certificate of Change of Provisions Relating to the Number of Directors - filed January 19, 1938

Certificate of Amendment of Certificate of Incorporation to Increase Capital Stock - filed January 30, 1958

Certificate of Amendment of Certificate of Incorporation to Increase Capital Stock - filed January 29, 1959

Certificate of Amendment of Certificate of Incorporation to Increase Capital Stock - filed January 28, 1960

Certificate of Amendment of Certificate of Incorporation to Increase Capital Stock - filed January 26, 1961

Certificate of Amendment of Certificate of Incorporation to Increase Capital Stock - filed February 1, 1962

Certificate of Amendment of Certificate of Incorporation to Increase Capital Stock - filed January 31, 1963

Certificate of Amendment of Certificate of Incorporation to Increase Capital Stock - filed January 30, 1964

Certificate of Amendment of the Organization Certificate to Increase Capital Stock - filed March 29, 1965

Certificate of Amendment of the Organization Certificate to Increase Capital Stock - filed August 11, 1966

Certificate of Amendment of the Organization Certificate to Increase Capital Stock - filed August 2, 1967

Certificate of Amendment of the Organization Certificate to Increase Capital Stock - filed January 17, 1968

Certificate of Amendment of the Organization Certificate to Increase Capital Stock - filed February 25, 1972

State of New York
Banking Department

Certificate of Amendment of the Organization Certificate to Increase Capital Stock - filed October 31, 1977

Certificate of Amendment of the Organization Certificate for a change in the number of Directors - filed September 17, 1979

Certificate of Amendment of the Organization Certificate to Increase Capital Stock - filed December 28, 1979

Certificate of Amendment of the Organization Certificate to Increase Capital Stock - filed June 3, 1981

Certificate of Amendment of the Organization Certificate to Increase Capital Stock - filed December 22, 1982

Certificate of Amendment of the Organization Certificate to Increase Capital Stock - filed March 4, 1988

Certificate of Amendment of the Organization Certificate to Increase Capital Stock - filed April 21, 1988

Certificate of Effectiveness of (the merger and) change of name of ***IRVING TRUST COMPANY*** *to* ***THE BANK OF NEW YORK,*** *when* ***THE BANK OF NEW YORK*** *merged into* ***IRVING TRUST COMPANY*** *- filed October 6, 1989*

Certificate of Amendment of the Organization Certificate to increase Capital Stock - filed December 30, 1991

Certificate of Amendment of the Organization Certificate to increase Capital Stock - filed December 31, 1992

Certificate of Amendment of the Organization Certificate to increase Capital Stock - filed November 20, 1996

State of New York
Banking Department

Certificate of Effectiveness providing for the merger of ***BNY MELLON INTERIM INSTITUTIONAL NATIONAL BANK****, with and into* ***THE BANK OF NEW YORK****, under the name* ***THE BANK OF NEW YORK MELLON*** *– filed July 1, 2008*

Certificate of Effectiveness providing for the mergers of ***MELLON SECURITIES TRUST COMPANY*** *and* ***THE DREYFUS TRUST COMPANY****, with and into* ***THE BANK OF NEW YORK****, under the name* ***THE BANK OF NEW YORK MELLON*** *– filed July 1, 2008; and*

THAT*, no amendments to its Organization Certificate have been filed in the Office of the Superintendent of Banks except those set forth above; and*

I DO FURTHER CERTIFY THAT, THE BANK OF NEW YORK MELLON*, the principal office of which is located at* ***One Wall Street, New York, New York****, is a continuation of the entity and identity of* ***"MUTUAL BENEFIT LIFE POLICY LOAN AND TRUST COMPANY OF NEW YORK,"*** *and has not been dissolved.*

WITNESS*, my hand and official seal of the Banking Department at the City of New York, this* ***1st*** *day of* ***July*** *in the Year* ***two thousand and eight.***

Deputy Superintendent of Banks

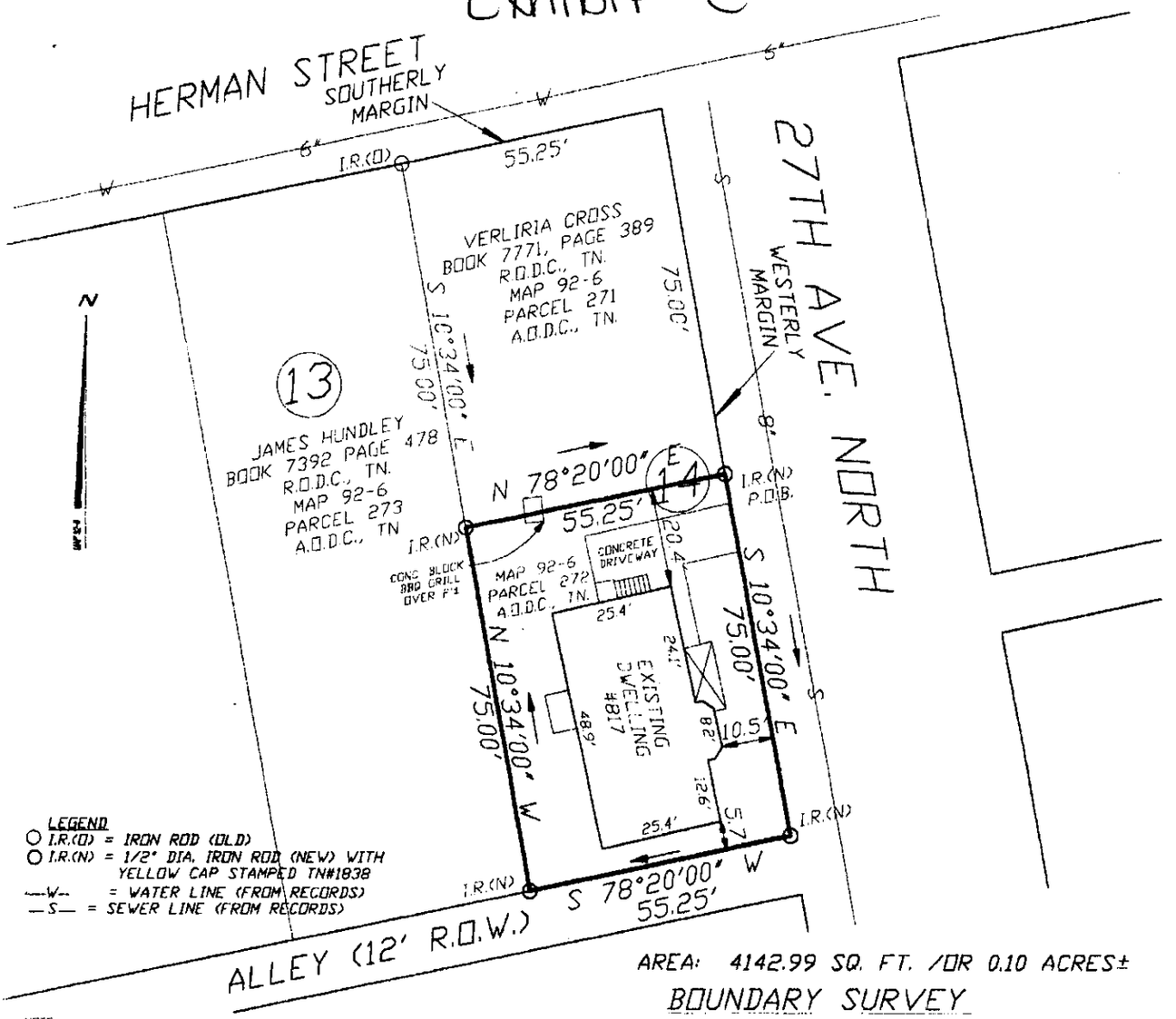
LEGAL DESCRIPTION-EXHIBIT "B"

Land located in the 21st Councilmanic District of Nashville, Davidson County, Tennessee on the Westerly Margin of 27th Avenue North, 75 North, 75 feet South of Harman Street, said Land being the southerly one half of Lot 14 on the plan of Lapsley's Subdivision of Lot 17 Recorded in Book 57, page 3 Register's Office, Davidson County, Tennessee described according to a boundary survey dated 9-11-08 by Campbell, McRae & Associates Surveying, Inc. (John Hood TN RLS # 1838) as follows:

Beginning at an iron rod (new) on the westerly margin of 27th Avenue North, said rod being the southeast corner of the Verliria Cross land (book 7771, page 389 R.O.D.C., TN) which is located South 10 degrees 34 minutes 00 seconds East 75.00 feet from the Southwest right of way intersection of Herman Street and said 27th Avenue North, said intersection being further described as the original Northeast corner of Lot 14, on the Plan of Lapsley's Subdivision of Lot 17 Recorded in book 57, page 3 R.O.D.C., TN.; thence with said westerly margin South 10 degrees 34 minutes 00 seconds East 75 feet to an iron rod (new) on the northerly margin of an alley; thence with said Northerly margin South 78 degrees 20 minutes 00 seconds West 55.25 feet to an iron rod (new) at the southeast corner of Lot 13 of said Lapsley's subdivision which is owned by James Hundley (book 7392, page 478 R.O. D.C., TN); thence with said Hundley & Easterly line of said Lot 13 North 10 degrees 34 minutes 00 seconds West 75.00 feet to an iron rod (new) at said Cross's Southwest corner; thence with said Cross's southerly line North 78 degrees 20 minutes 00 seconds East 55.25 feet to the point of beginning containing 4142.99 sq. feet or 0.10 acres, more or less, as per survey dated September 11, 2008 by John Alan Hood RPLS #1838.

Being the same property conveyed to The Bank of New York Trust Company, NA as successor in interest to JP Morgan Chase Bank, NA, as Trustee for the holders of Bear Stearns Asset-Backed Securities Trust 2005-SD4 by Trustee's Deed filed for record on 1/24/08 as instrument no. 20080124-0007659 in the Register's Office of Davidson County, Tennessee.

Exhibit "C"



AREA: 4142.99 SQ. FT. /OR 0.10 ACRES±

BOUNDARY SURVEY

PREPARED FOR:

PROPERTY LOCATED:
817 27TH AVENUE NORTH,
21ST COUNCILMANIC DISTRICT,
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

LAND DESCRIPTION:
BEING THE SOUTH ONE HALF OF LOT 14
ON THE PLAN OF LAPSLEY'S SUBDIVISION OF LOT 17
(BOOK 57, PAGE 3 R.O.D.C., TN.)

DEED REFERENCE:
INSTRUMENT #20040120-0007581, R.O.D.C., TN

SCALE: 1" = 30' DATE: 9-11-08

NOTE:
PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND / OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT TENNESSEE ONE CALL (615) 366-1987 OR (800) 351-1111.

	MAP	PANEL	FLOOD MAP DATED
ZONE 'X'	470040	0212 F	4-20-01

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A.-F.I.R.M. SPECIAL FLOOD HAZARD AREA BY MAPS AVAILABLE TO ME AT THIS TIME.

30 0 30 60
GRAPHIC SCALE (IN FEET)
1"= 30

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH A DEGREE OF ACCURACY OF THE UNADJUSTED SURVEY BEING EQUAL TO OR GREATER THAN 1:10,000 AS SHOWN HEREON

JOHN ALAN HOOD, TN. R.L.S. NO. 1838

JOHN ALAN HOOD LICENSED LAND SURVEYOR TENNESSEE NO. 1838 9-11-08

Campbell, McRae and Assoc. Surveying, Inc.
2918 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
PHONE (615) 298-2424 FAX(615)297-2828

ORDER#: 298-26-3

LAND LOCATED IN THE 21ST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY MARGIN OF 27TH AVENUE NORTH, 75 FEET SOUTH OF HERMAN STREET, SAID LAND BEING THE SOUTHERLY ONE HALF OF LOT 14, ON THE PLAN OF LAPSLEY'S SUBDIVISION OF LOT 17 RECORDED IN BOOK 57, PAGE 3, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 9-11-08 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.# 1838 AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF 27TH AVENUE NORTH, SAID ROD BEING THE SOUTHEAST CORNER OF THE VERLIRIA CROSS LAND (BOOK 7771, PAGE 389 R.O.D.C., TN.) WHICH IS LOCATED S 10°34'00" E 75.00 FEET FROM THE SOUTHWEST RIGHT OF WAY INTERSECTION OF HERMAN STREET AND SAID 27TH AVENUE NORTH, SAID INTERSECTION BEING FURTHER DESCRIBED AS THE ORIGINAL NORTHEAST CORNER OF LOT 14, ON THE PLAN OF LAPSLEY'S SUBDIVISION OF LOT 17 RECORDED IN BOOK 57, PAGE 3 R.O.D.C., TN.; THENCE WITH SAID WESTERLY MARGIN
S 10°34'00" E 75.00 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF AN ALLEY ; THENCE WITH SAID NORTHERLY MARGIN
S 78°20'00" W 55.25 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF LOT 13 OF SAID LAPSLEY'S SUBDIVISION WHICH IS OWNED BY JAMES HUNDLEY (BOOK 7392, PAGE 478 R.O.D.C., TN.): THENCE WITH SAID HUNDLEY & EASTERLY LINE OF SAID LOT 13
N 10°34'00" W 75.00 FEET TO AN IRON ROD (NEW) AT SAID CROSS'S SOUTHWEST CORNER; THENCE WITH SAID CROSS'S SOUTHERLY LINE
N 78°20'00" E 55.25 FEET TO THE POINT OF BEGINNING CONTAINING 4142.99 SQ. FT. OR 0.10 ACRES MORE OR LESS.

