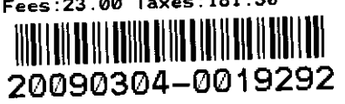
Davidson County DEEDWARR
Recvd: 03/04/09 13:22 4 pgs
Fees:23.00 Taxes:181.30



20090304-0019292

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSQ-090100013S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Leland D. Watts	SEND TAX BILL TO: Leland D. Watts	MAP/PARCEL NUMBERS: 08107056600
(Name)	(Name)	
2819 Gallatin Road (Address)	2819 Gallatin Road (Address)	
Nashville, TN 37216	Nashville, TN 37216 (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, The Bank of New York Trust Company, National Association, as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for the MLMI SURF Trust Series 2005-BC4, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Leland D. Watts, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1006 Looby Cir., Nashville, TN, 37208, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 19 day of Feb 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

The Bank of New York Trust Company, National Association, as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for the MLMI SURF Trust Series 2005-BC4 by Wilshire Credit Corporation as Attorney In Fact

By: Alicia M Laster

Name: Alicia M. Laster

Its: REO Team Lead

State of Oregon
County of Washington

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Alicia M. Laster who acknowledged to me that she/he is REO Team Lead (Title of person signing) of Wilshire Credit Corporation (Name of Company), the attorney-in-fact for The Bank of New York Trust Company, National Association, as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for the MLMI SURF Trust Series 2005-BC4, and that in its capacity as attorney-in-fact for The Bank of New York Trust Company, National Association, as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for the MLMI SURF Trust Series 2005-BC4 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by The Bank of New York Trust Company, National Association, as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for the MLMI SURF Trust Series 2005-BC4 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 19 day of Feb, 2009.

OFFICIAL SEAL
S. OUILLETTE
NOTARY PUBLIC - OREGON
COMMISSION NO. [illegible]
MY COMMISSION EXPIRES APRIL 23, 2011

Notary Public

My Commission Expires: _____

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 49,000.00.

Marie Bradford
Affiant

Subscribed and sworn to before me this 2/26/09.

Notary Public

My Commission Expires: 11/7/12

PATRICIA NICHOLS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Described property located in Davidson County, Tennessee, to wit:

Lot Number 4 as shown on the Plan of Looby Heights, of record in Book 7900, Page 230, as corrected in Book 8289, Page 696, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to The Bank of New York Trust Company, National Association, as Successor in Interest to JPMorgan Chase Bank National Association, as Trustee for the MLMI SURF Trust Series 2005-BC4 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP as Substitute Trustee as recorded 12/29/08, in Instrument #20081229-0122624.

Power of Attorney in Instrument # 20090304-0019291, Register's for said County.

RE: 1006 Looby Cir., Nashville, TN 37208

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1006 Looby Cir., Nashville, TN 37208