SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Anca Ifrim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF April 2009

Karen Winkler
Notary Public

MY COMMISSION EXPIRES: 9-3-2012
(AFFIX SEAL)

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090024050 DEEDWARR
Recvd: 04/13/09 10:56 4 pgs
Fees:23.00 Taxes:166.50
20090413-0032850

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
3931-B Gallatin Pike
Nashville, TN 37216
615-782-8115

RT7855

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian Ifrim and Anca Maria Ifrim	ADRIAN IFRIM AND ANCA MARIA IFRIM	107-05-0-B 214.00 CO /
(NAME)	(NAME)	
214 Oak Grove Drive	3248 CAIN Harbor Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville TN 37214	
(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, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Adrian Ifrim and Anca Maria Ifrim, husband and wife.

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. 214 on the Plan of Addition to Five Oaks, a Planned Unit Development of record in Plat Book 5200, Page 456, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Khounmy Phinith, unmarried, by Warranty Deed from Sourigna Phimphrachanh and wife, Khantalai Chaivavong dated July 25, 2005 and recorded August 9, 2005 in Instrument Number 20050809-0094209, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee, dated August 14, 2008 and recorded August 22, 2008 in Instrument Number 20080822-0086576, said Register's Office.

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 214 Oak Grove Drive Nashville 37217
(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 Adrian Ifrim and Anca Maria Ifrim, and his/her/their assigns, forever.

Said The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, 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, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee., has executed this deed this 13th day of March, 2009

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

by Sharmel Dawson Tyau, PMJO

STATE OF CA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sharmel Dawson Tyau, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMJO of The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact, the within named bargainor, and that he/she as such PMJO, 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 20020415-0046166, Register's Office for Davidson County, Tennessee and by Officer's Certificate attached hereto.

Witness my hand and Notarial Seal this 13th day of March, 2009

My Commission expires:

MICHELE ARCHULETA
Commission # 1826246
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2013

Notary Public

RETURN TO:

Resource Title Agency, Inc. (Tennessee Division)
3931-B Gallatin Pike
Nashville, TN 37216
615-782-8115

RT7855

OFFICER'S CERTIFICATE

I, *Joanne Murray*, *Vice President* of The Bank of New York Trust Company, N.A,. a national banking association ("The Bank of New York Trust Company, N.A."), hereby certify that:

(a) JPMorgan Chase Bank, National Association was appointed Trustee under the Agreement (the "Agreement") referenced in the Addendum;

(b) Pursuant to the Purchase and Assumption Agreement by and between The Bank of New York Company, Inc. and JPMorgan Chase & Co., dated as of April 7, 2006, as amended and restated as of October 1, 2006, The Bank of New York acquired the Corporate Trust Business of JPMorgan Chase. This transaction was approved by each company's board of directors and completed in October 2006;

(c) As a result of that transaction, The Bank of New York Trust Company, N.A., as successor Trustee, has all the rights, titles, privileges, responsibilities, obligations and liabilities granted to the Trustee under the Agreement; and

(d) The Agreement did not require the filing of any document or any further act on the part of the parties to the Agreement to enable The Bank of New York Trust Company, N.A. to act in its capacity as Trustee under the Agreement, including, but not limited to granting a Power of Attorney in favor of the Servicer for the purposes described in the Agreement and to the extent necessary or desirable to enable the Servicer to perform its duties thereunder.

IN WITNESS WHEREOF, I have hereunto signed my name.

Date: October 9, 2007

Name: Joanne Murray
Title: Vice President

Witness:
Name: Lila Garlin
Title: Vice President

Witness:
Name: Josie Jimenez
Title: Assistant Vice President

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Personally appeared before me the above-named Joanne Murray, known or proved to me to be the same person who executed the foregoing instrument and to be the of The Bank of New York Trust Company, N.A., and acknowledged that they executed the same as their free act and deed and the free act and deed of the Trustee.

Subscribed and sworn before me this 9th day of October, 2007.

Verna L. Smith
NOTARY PUBLIC
My Commission expires: 8-24-2010

