Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-1765
1256005902

BILL GARRETT, Davidson County
Trans:T20090033032 DEEDWARR
Recvd: 05/19/09 14:20 3 pgs
Fees:18.00 Taxes:501.35
20090519-0046124

# SPECIAL WARRANTY DEED
## (Corporation)

**Special warranty deed made on the 23rd day of April, 2009, by The Bank of New York Mellon Trust Company NA, fka The Bank of New York Trust Company, NA as Successor in interest to JP Morgan Chase Bank NA, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-AR2 by its 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 Julie A. Haberer and Kraig S. Haberer, Grantees, the following land in Davidson County, Tennessee:**

**Land in Davidson County, TN, being lot No. 50, on the plan of McMurray Woods, Section 2, of record in Plat Book 3300, page 17, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.**

**Being the same property conveyed to The Bank of New York Mellon Trust Company N.A., F/K/A The Bank of New York Trust Company, N.A., as Successor in interest to JP Morgan Chase Bank N.A. as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-AR2 by Trustee's Deed filed February 12, 2009 as Instrument No. 20090212-0012176.**

**Commonly known as: 5121 Hilson Road, Nashville, TN 37211.**

**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 Grantees and unto their 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 Trust Company NA, fka The Bank of New York Trust Company, NA as Successor in interest to JP Morgan Chase Bank NA, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-AR2 by its authorized attorney in fact Wells Fargo Bank, N.A.**

**POA Instrument** 20090519-0046123

**BY:** _____

Jana Scherf

**ITS:** Vice President Loan Documentation

**Acknowledgment**

**State of** MN

**County of** Hennepin )ss

**On this** 23 **day of** April **before me, a Notary Public, personally appeared** Jana Scherf, **to me personally well-known, who acknowledged that he/she is the** V.P. Loan Doc **of Wells Fargo Bank, N.A., a corporation, as attorney-in-fact for The Bank of New York Mellon Trust Company NA, fka The Bank of New York Trust Company, NA as Successor in interest to JP Morgan Chase Bank NA, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates, Series 2004-AR2, 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** 23 **day of** April, 2009.

Debra Ann Anderson

**Notary Public**

**My commission expires:**

1/31/13

**(Seal)**

DEBRA ANN ANDERSON
Notary Public
Minnesota
My Commission Expires January 31, 2013

State of TENNESSEE

)ss.

County of WILLIAMSON

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, $135,500.00, 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 15TH day of May, 2009.

Notary Public

My commission expires:

07/16/2011

(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:
Julie A. Haberer & Kraig S. Haberer
1105 Arbor Run Place
Brentwood, TN 37027

Map No. 161-07-0-007.00

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