SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090039220 DEEDWARR
Recvd: 06/12/09 10:05 2 pgs
Fees:13.00 Taxes:314.50

20090612-0054631

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Ron Rivergard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 2009

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO.

THIS INSTRUMENT PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9091

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Makram Ibrahim	Mark MaKram Ibrahim	163-11-0-D 003.00 CO /
(NAME)	(NAME)	
2962 Baby Ruth Lane Unit 3	P.O. Box 424	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch, TN 37013	
(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 Trust Company, National Association, as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for the MLMI SURF Trust Series 2005-AB3 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Makram Ibrahim, A Single Man

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 Davidson County, Tennessee, described as follows:

Being Unit 3 on the plan of Hickory Place Townhouses, of record in Book 11190, Page 54, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wilmecia Robinson, an unmarried woman, by Cash Deed for Tennessee dated Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. dated June 13, 2005 and recorded June 20, 2005 in Instrument Number 20050620-0070090, Register's Office for Davidson County, Tennessee, AND;

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-AB3 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated November 20, 2008 and recorded December 8, 2008 in Instrument Number 20081208-0118435, Register's Office for Davidson County, Tennessee.

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 2962 Baby Ruth Lane Unit 3 Antioch 37013
(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 Makram Ibrahim, and his/her/their assigns, forever.

Said 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-AB3, 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 Trust Company, National Association, as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for the MLMI SURF Trust Series 2005-AB3, has executed this deed this 29th day of April, 2009

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-AB3 by Wilshire Credit Corporation, Attorney in Fact

Alicia M Laster

By ALICIA M. LASTER

Megan M. Wilkinson

Megan Wilkinson

STATE OF Oregon

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Alicia M. Laster, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the authorized signer of Wilshire Credit Corporation, the Attorney in Fact of said 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-AB3, the within named bargainor, and that he/she as such authorized signer, 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 _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 29th day of April, 2009

V. Wedlow

V. Wedlow Notary Public

My Commission expires: May 31, 2011

OFFICIAL SEAL
V. WEDLOW
NOTARY PUBLIC - OREGON
COMMISSION NO. 417935
COMMISSION EXPIRES MAY 31, 2011

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9091