THIS INSTRUMENT PREPARED BY:

Craig W. Syby, Esq.

781 Beta Drive, Suite I

Mayfield Village, OH 44143

Address New Owner(s)
Eldon Spraker, III

Send Tax Bills To:
Eldon R. Spraker, III
10000 Elesmere
Nashville, TN 37205

Map & Parcel Nos.:
16210014800

BILL GARRETT, Davidson County
Trans:T20090042569 DEEDWARR
Recvd: 06/25/09 13:15 2 pgs
Fees:13.00 Taxes:222.00
20090625-0059185

CORPORATE FORM
SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of June, **2009**, by and between **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, 2004-5, by Litton Loan Servicing, LP, its' Attorney in Fact**, a corporation organized and existing under and by virtue of the laws of the State of Texas, party of the first part, and **Eldon Spraker, III**, party of the second part,

WITNESSETH: That for and in consideration of **SIXTY THOUSAND AND 00/100 DOLLARS ($60,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Anitoch, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 148 on the plan of Brook View Estates, Section 2, of record in Book 4460, Page 163, Register's Office for said County.
Said Lot No. 148 fronts 103.40 feet on the Southeasterly margin of Amelia Drive and extends back 119.41 feet on the Northeasterly line and 135.65 feet on the Southwesterly line to a dead line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, 2004-5 in deed recorded March 2, 2009 as Instrument No. 20090302-0018005, County of Davidson Records.
TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming against the acts of the Grantor, and those claiming by and through the Grantor, but none otherwise.

All Real Estate Solutions LLC
781 Beta Drive, Suite I
Mayfield Village, Ohio 44143
09-2683

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-5 by Litton Loan Servicing LP as Attorney-in-Fact

√ _____

By:
Title: ROBERT TOMPKINS
SENIOR VICE PRESIDENT

STATE OF Texas, COUNTY OF Harris

Before me, a Notary Public in and for said State and County aforesaid, personally appeared with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the President/Authorized Agent of **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-5, by Litton Loan Servicing, LP, its' Attorney in Fact, BY:** Robert Tompkins **, its' Authorized Agent/Power of Attorney,** the within named bargainor, a corporation, and that he/she as such President/Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such President/Authorized Agent.

WITNESS my hand and Official Seal at office this 9 day of June, 2009.

My commission expires: _____

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

_____
Notary Public

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 is, **$60,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant ROBYN MISENCIK

Subscribed and sworn to before me, this 9th day of June, 2009.

_____
Notary Public

Property address:
605 Amelia Drive
Anitoch, TN 37013

Craig W. Syby, Attorney
My Commission Has No Expiration Date
R.C.14703

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212