Record Retz.
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 6 day of January, 2010 by and between The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates Series 2006-C, hereinafter called Grantor, and William Andrew Hoak, his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

BILL GARRETT, Davidson County
Trans:T20100008750 DEEDWARRSP
Recvd: 02/12/10 09:04 3 pgs
Fees:18.00 Taxes:337.27
20100212-0011015

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20090317-0023729, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 6 day of January, 2010.

The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates Series 2006-C by Litton Loan Servicing, LP, its attorney-in-fact

By: _____

Title: Sandra Castille
Assistant Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Sandra Castille, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized signatory of Litton Loan Servicing, LP, as attorney in fact and who acknowledged that he/she as authorized signatory, being authorized so to do, executed and delivered the foregoing instrument on behalf of The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates Series 2006-C, its successors and assigns, by Litton Loan Servicing, LP, its attorney-in-fact (hereinafter referred to as Bank of New York Mellon) and as the free act and deed of the within named Bank of New York Mellon.

Witness my hand and seal, this 6 day of January, 2010.

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

Notary Public

My commission expires:

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Property Address: 1328 Coreland Drive, Madison, TN 37115
Parcel # 051-120-058.00
Property Owner and Agency Responsible for Payment of Taxes
Mail Tax Bill to: ~~William Andrew Hoak~~ Franklin American Mtg. CO.
501 Corporate Centre Dr. Ste 400
Franklin TN. 370167

New Owner:
William Andrew Hoak
1328 Coreland Dr
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or true value, whichever is greater, for this transfer is $ 91,153.00
William Andrew Hoak
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2010.
Notary Public
My Commission Expires: 3/20/10

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2075-082757-LC

EXHIBIT "A"

Land in the 11th, formerly the 19th, Civil District of Davidson county, Tennessee, being a part of Lot No. 3 on the Plan of the Lands of N. O. Love, deceased, of record in Minute Book 7, page 176, in the Office of the County Court Clerk and being described according to a survey thereof by T. R. Sanford, Surveyor, July 18,1963, as follows:

Beginning at a point in the southeasterly margin of Coreland Drive as presently located at the southerly corner of the tract that was conveyed to Melvin L. Arnold and wife, Helen S. Arnold by deed from W A Core Jr., et al, of record in Book 3162, page 465, Register's Office for said County; thence along Arnold's line, South 57 deg. 20 min E, 75.11 feet to a point; thence South 15 deg. 28 min W, 152.1 feet to an iron pin at the southwest corner of said Arnold Tract; thence North 74 deg. 26 min 30 sec. W, 113.61 feet to a corner of Tract that was conveyed to Lewis A. Will et al, by deed from Elliott Chadwell Core and wife, of record in Book 2908, page 473, Register's Office for said County; thence along Winn's east line North 15 deg. 28 min E, 169.17 feet to the southerly margin of Coreland Drive; thence with the margin of the same, South 74 deg. 32 min E, 14.28 feet to a point at the beginning of a curve; thence around said curve in a northeasterly direction 28.41 feet to the point of beginning.

Being the same property conveyed to Ira L. Hodges and wife Dena Thelma Hodges by deed from James Rickey Turner and wife Linda P. Turner dated 11/14/90 and recorded 11/15/90 in Book 8238, page 231, Register's Office for said County. The said Ira L. Hodges now being deceased.

1328 Coreland Dr., Nashville, Tn 37115