THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20100020023 DEEDWARRSP
Recvd: 04/06/10 12:23 2 pgs
Fees:13.00 Taxes:195.73
20100406-0025648

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15 day of March, 2010 by and between 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 JPMorgan Chase Bank, National Association, f/k/f JPMorgan Chase Bank, as trustee – SURF-BC2, hereinafter called Grantor, and Trina Taylor, his/her 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being Lot No. 1 on the Plan of Resubdivision of Lots 14 and 15 East Nashville Land Co.'s plan of Lots, of record in book 3500, page 22 Register's Office for said County. Said Lot No. 1, which is a corner lot, fronts 37.86 feet on the Westerly margin of North 4th street and fronts 86.76 feet on the Southerly Margin of Hancock Street, said frontages being joined by a curve having a length of 31.6 feet, and extends back 58.0 feet on the westerly line and 106.1 feet on the southerly line to a point of intersection.

Being the same property conveyed by Trustee's Deed of record in Instrument Number 2010111-0002636, 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 15 day of March, 2010

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 JPMorgan Chase Bank, National Association, f/k/f JPMorgan Chase Bank, as trustee – SURF-BC2,

BY: _____

TITLE: J LYNN BURROW
VICE PRESIDENT

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared J. LYNN BURROW, 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 Trust Company N.A. f/k/a The Bank of New York Trust Company N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, f/k/f JPMorgan Chase Bank, as trustee – SURF-BC2,, its successors and assigns, by Litton Loan Servicing, LP, its attorney-in-fact (hereinafter referred to as The Bank of New York Mellon) and as the free act and deed of the within named The Bank of New York Mellon.

Witness my hand and seal, this 15th day of March, 2010

_____
Notary Public

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

My Commission Expires:

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Property Address: 710 Lischey Avenue, Nashville, TN 37207
Parcel # 82.07 331.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Trina Taylor
761 Gary Winds Dr.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 52,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2010.

_____
Notary Public
My Commission Expires: 9-19-12

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY, TENN.

2075-084088-LC