BILL GARRETT, Davidson County
Trans:T20100027627 DEEDWARRSP
Recvd: 05/07/10 15:39 3 pgs
Fees:18.00 Taxes:240.50
20100507-0035256

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-545
7437358914

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14th day of April, 2010, by The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2004RS2, Grantor, by its duly authorized attorney in fact, Residential Funding Company, LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Dzuy Nguyen and wife, Kim P Nguyen, Grantees, the following land in Davidson County, Tennessee:

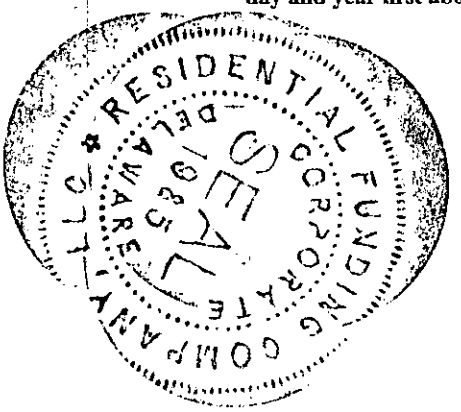
Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Fair Oaks, Subdivision, Section Two, as of record in Book 4460, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association F/K/A The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2004RS2 by Trustee's Deed filed November 25, 2009 as Instrument No. 20091125-0108501 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 245 Ocala Drive, 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, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2004RS2, by duly authorized attorney in fact, Residential Funding Company, LLC

POA recorded as Instrument No. 20100322000210 31

BY: _____

ITS: Jamey Davis

ITS PMAJO

Acknowledgment

State of TEXAS
)ss.
County of DALLAS

On this day before me, a Notary Public, personally appeared Jamey Davis, to me personally well-known, who acknowledged that he/she is the PMAJO of Residential Funding Company, LLC, a corporation, as duly authorized attorney-in-fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2004RS2, 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 14 day of April, 2010.

_____
Notary Public

My commission expires:

11/26/12
(Seal)

Nicole Yanique Dalrymple-Hall
Notary Public, State of Texas
My Commission Expires
January 26, 2012

STATE OF Tennessee

COUNTY OF Rutherford

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, $ 65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aisha Hall

Grantee or Agent of Grantee

Subscribed and sworn to before me this 23rd **day of** April, 2010.

Notary Public

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: NOVEMBER 21, 2010

My commission expires:

11-21-2010

(Seal)

Property owner and party responsible for payment of taxes:
Dzuy Nguyen and Kim P Nguyen
830 Old Jefferson Pike
Smyrna, TN. 37167

Map No. 162 06 0 204.00

Return to:

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