SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100033672 DEEDWARRSP
Recvd: 06/03/10 11:18 2 pgs
Fees:13.00 Taxes:111.00

20100603-0042947

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 2010

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

My Commission Expires OCT. 24, 2010

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

RT11398

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leanne E Douglas	Same	051-06-0-A-009.00-CO
(NAME)	(NAME)	
724 Due West Avenue North, Unit H		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(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 Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A. RAMP 2006-RS4 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Leanne E Douglas**,

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:

Land in Davidson County Tennessee, being Town Home Unit H on the plan of Royal Property Management LLC of record in Master Deed Instrument No. 20050817-0097684, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A. RAMP 2006-RS4 by Successor Trustee's Deed from Everett L. Hixson, Jr. Successor Trustee, dated March 25, 2010, and recorded on April 21, 2010 in Instrument No. 20100421-0030052, said Register's Office.

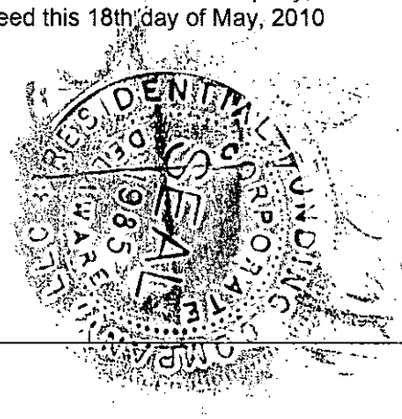
THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 724 Due West Avenue North, Unit H Madison 37115
(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 Leanne E Douglas, and his/her/their assigns, forever.

Said The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A. RAMP 2006-RS4, 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 Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A. RAMP 2006-RS4, has executed this deed this 18th day of May, 2010



The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A. RAMP 2006-RS4 by Residential Funding Company, LLC, as Attorney in Fact

by **Ximena Wolf**
PMJO

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Ximena Wolf**, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMJO of Residential Funding Company, LLC, the Attorney in Fact of said The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A. RAMP 2006-RS4, the within named bargainor, and that he/she as such PMJO, 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 20100322-0021031 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 18th day of May, 2010

Notary Public

My Commission expires: 4/22/11

NOTARY PUBLIC-STATE OF FLORIDA
Rose Dorsett-Boles
Commission # DD665356
Expires: APR. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

RETURN TO:

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

RT11398