BILL GARRETT, Davidson County
Trans:T20100046086 DEEDWARRSP
Recvd: 07/28/10 09:28 2 pgs
Fees:13.00 Taxes:625.30
20100728-0059039

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 1 day of July, 2010 by and between The Bank of New York Mellon f/k/a The Bank of New York as successor to JP Morgan 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 Soutchay N. Rattanong and wife Angela S. Rattanong, and Gary Lee Phongsavan 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:

Land in Davidson County, Tennessee, being Lot Number 183 on the Plan of First Revision to Cane Ridge Farms, Phase One, Section Three of record in Instrument Number 20020712-0084136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Trustee's Deed of record in Instrument number 201002080009790, 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 1 day of July, 2010

The Bank of New York Mellon f/k/a The Bank of New York as successor to JP Morgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-C

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

BY: _____
J LYNN BURROW
VICE PRESIDENT

TITLE: _____

STATE OF TX

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 f/k/a The Bank of New York as successor to JP Morgan 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 The Bank of New York) and as the free act and deed of the within named The Bank of New York.

Witness my hand and seal, this 1 day of July, 2010

_____
Notary Public

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9 2012

My Commission Expires:

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Property Address: 1224 Blairfield Drive, Antioch, TN 37013
Parcel # 174 110 A 08700 CO

PROPERTY OWNER ~~AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES~~
Mail Tax Bill to: SunTrust Mortgage
P.O. Box 79041
Baltimore, MD 21279-0041

Property owner and Address:
Southchay N Rattanong and Wife Angela S. Rattanong and Gary Phongsaren
1224 Blairfield Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson
The actual consideration or true value, whichever is greater,. for this transfer is $ 169,000.00

_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 2010

_____
Notary Public
My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2075-085898-LC