BILL GARRETT, Davidson County
Trans:T20100050710 DEEDWARRSP
Recvd: 08/16/10 14:37 2 pgs
Fees:13.00 Taxes:148.00
20100816-0064594

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 15 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, as trustee for the benefit of the Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates Series 2004-5, hereinafter called Grantor, and Jennifer Uyen Le, 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 No. 3 on the Map of Melville Williams Subdivision, as of record in Book 161, Page 30, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 52 feet on the Southeasterly side of Carney or Cass Street and runs back between parallel lines 100 feet to a deed line.

Being the same property conveyed by Trustee's Deed of record in Instrument number 201002160011915, 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 July, 2010.

The Bank of New York Mellon f/k/a The Bank of New York as successor to JP Morgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates Series 2004-5,

BY: ✓ _____
J LYNN BURROW
VICE PRESIDENT

TITLE: 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 f/k/a The Bank of New York as successor to JP Morgan Chase Bank, as trustee for the benefit of the Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates Series 2004-5, 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 15 day of July 2010.

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

_____
Notary Public

My Commission Expires:

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Property Address: 305 Carney Street, Nashville, TN 37210
Parcel # 105-08-289.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES Jennifer Uyenhe
Mail Tax Bill to: 7208 Autumn Crossing Way
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $40,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF July, 2010.

_____
Notary Public
My Commission Expires:
MY COMMISSION EXPIRES
February 23, 2011

DIANA WILLIAMS BARTON
NOTARY PUBLIC AT LARGE
SHELBY CO. TN