BILL GARRETT, Davidson County
Trans:T20100065719 DEEDWARRSP
Recvd: 10/18/10 09:23 2 pgs
Fees:13.00 Taxes:360.75
20101018-0083039

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-633

STATE OF TN
COUNTY OF Williamson

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, is $97,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 15th day of October, 2010.

Notary Public
My Commission Expires: 7/16/11
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Maxey H. Ryan 717 Howse Avenue Madison TN 37115	SAME	052 06 0 024.00

SPECIAL WARRANTY DEED
(Corporation)

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., Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Residential Funding Company, LLC, by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20100322-0021031, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Maxey H. Ryan, a married person Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Pickett Heights, Section 1, as of record in Book 2331, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

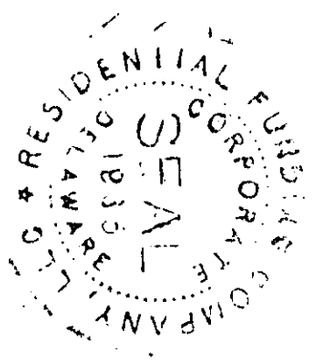
Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A. by Trustee's Deed filed April 26, 2010 as Instrument No. 20100426-0031035 and Corrected Trustees Deed recorded on June 17, 2010 as Instrument No. 20100617-0046991 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 717 Howse Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple 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(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 3rd day of September 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., by its duly authorized attorney in fact Residential Funding Company, LLC

BY: Charlotte Elliott

Charlotte Elliott

ITS: PMAC SO

Certificate of Acknowledgment

State of TEXAS

)ss.

County of DALLAS

Personally appeared before me, the undersigned Notary Public, Charlotte Elliott **, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the** PMAC SO **of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal, at office this 3 **day of** September **,** 2010 **.**

Notary Public

My commission expires:

2/8/12

(Seal)

ISSA WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012