0011106499

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 13 day of October, 2010, by and between, **The Bank of New York Mellon formerly known as the Bank of New York as successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Trust 2005-AR6 Mortgage Pass Through Certificates, Series 2005-AR6, by EMC Mortgage Corporation, as Attorney-in-Fact**, party of the first part, and **Leland D. Watts,** Married, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit :

Located in Davidson County, Tennessee: Being Lot 15, PLAN OF HAYNES MANOR SUBDIVISION, SECTION 1, as shown on plat of record in Plat Book 3600, Page 85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property Known as: 760 Moormans Arm Road, Nashville, Tennessee, 37207

Parcel Id No.: 05914007700

This being the same property conveyed to **The Bank of New York Mellon formerly known as the Bank of New York as successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Trust 2005-AR6 Mortgage Pass Through Certificates, Series 2005-AR6**, by Substitute Trustee's Deed of record in Instrument Number 20100614-0045646 in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Restrictions, dedications, conditions, reservations, easements and other matters in Book 3600, Page 85 in the Register's Office of Davidson County, Tennessee and 2011 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

The Bank of New York Mellon formerly known as the Bank of New York as successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Trust 2005-AR6 Mortgage Pass Through Certificates, Series 2005-AR6

By EMC Mortgage Corporation, as Attorney-in-Fact

Tiffany Skaife
Vice President

STATE OF: Texas
COUNTY OF: Denton

Personally appeared before me a Notary Public, Tiffany Skaife with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Vice-Pres. of EMC Mortgage Corporation, as Attorney-in-Fact 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 an Official Seal this 13 day of October, 2010.

NOTARY PUBLIC

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20100067129 DEEDWARRSP
Recvd: 10/22/10 10:01 2 pgs
Fees:13.00 Taxes:164.65

20101022-0084769

NOTARY PUBLIC STATE OF TEXAS

ANETRICE N. WILSON
Notary Public, State of Texas
My Commission Expires
August 19, 2014

STATE OF: TN
COUNTY OF: Shelby

I 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 $44,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 19 day of October, 2010.

NOTARY PUBLIC

DEBBIE GITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires October 15, 2013

My commission expires:

Property Address:
760 Moormans Arm Road
Nashville, TN 37207

New Owner and Mail Tax Bills to:
Leland D. Watts
2819 Gallatin Rd.
Nashville, TN 37216

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427