THIS INSTRUMENT PREPARED BY:

Craig W. Syby, Esq.
c/o All Real Estate Solutions, LLC
781 Beta Drive
Suite I
Mayfield Village, OH 44143

Davidson County	DEEDWARRSP
Recvd: 11/15/10 11:15	3 pgs
Fees:18.00 Taxes:318.20	
20101115-0091197	

Address New Owner(s)
Jason Bugter
955 Cranford Hollow Road
Columbia, Tennessee 38401

Send Tax Bills To:
Jason Bugter
955 Cranford Hollow Road
Columbia, Tennessee 38401

Map & Parcel Nos.:
08304015100

CORPORATE FORM
SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd **day of** November, **20** 10, by and between **The Bank of New York Mellon F/K/A the Bank of New York as Successor to JPMorgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-3, by Litton Loan Servicing, L.P., as Attorney in Fact**, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and **Jason Bugter**, party of the second part,

WITNESSETH: That for and in consideration of **EIGHTY SIX THOUSAND AND 00/100 DOLLARS ($86,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 101, on the Plan of Rosebank Park, of Record in Book 1835, Page 26, Register's Office for Davidson County.

Said Lot No. 101 is described as follows:

Fronts 110 feet on the Northerly side of Pafford Drive and runs back between lines, 130.4 feet on the Easterly line and 128.2 feet on the Westerly line to a dead line in the rear which is a broken line, measuring 93 feet thereon.

Being the same property conveyed to The Bank of New York Mellon F/K/A the Bank of New York as Successor to JPMorgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-3, by deed filed of record March 24, 2010, of record in Instrument No. 20100324-0022064, in the Office of the Davidson County Register.

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 heirs, or 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,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming against the acts of the party of the first part, and those claiming by and through said party of the first part, but none otherwise.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

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

The Bank of New York Mellon F/K/A the Bank of New York as Successor to JPMorgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-3 by Litton Loan Servicing LP as Attorney in Fact

By Sandra Castille
Title VICE PRESIDENT

STATE OF TX, COUNTY OF Harris

Before me, a Notary Public in and for said State and County aforesaid, personally appeared, with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the President/Authorized Agent of **The Bank of New York Mellon F/K/A the Bank of New York as Successor to JPMorgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-3, by Litton Loan Servicing, L.P., as Attorney in Fact, By:** Sandra Castille **, it's Authorized Agent/Power of Attorney,** the within named bargainor, a corporation, and that he/she as such President/Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such President/Authorized Agent.

WITNESS my hand and Official Seal at office this 3 **day of** Nov., 20 10.

My commission expires:

Notary Public

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

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, **$86,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Joe Hughes

Subscribed and sworn to before me, this 8th **day of** November, 20 10.

Notary Public
My commission expires:

NATHAN FIJAL, Notary Public
In and for the State of Ohio
My Commission Expires 02-23-11

Property address:
2407 Pafford Drive
Nashville, TN 37206

True Copy Certification

I, Joseph J. Hughes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Joseph J. Hughes

State of Ohio

County of Cuyahoga

Personally appeared before me, Nathan Fijal, a notary public for this county and state, Joseph J. Hughes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

NATHAN FIJAL, Notary Public
In and for the State of Ohio

My Commission Expires: 02-21-2011

Notary' Seal (if on paper)