Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNA-101000085S
615-503-4701

BILL GARRETT, Davidson County
Trans:T20100073589 DEEDWARRSP
Recvd: 11/19/10 14:25 5 pgs
Fees:28.00 Taxes:75.85
20101119-0092783

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Lyttleton Anderson, Jr.	SEND TAX BILL TO: Lyttleton Anderson, Jr.	MAP/PARCEL NUMBERS: 08203035500
(Name) 408 Leake Ave	(Name) 408 Leake Ave	
(Address) Nashville, TN 37205	(Address) Nashville, TN 37205	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank National Association, as Trustee for the MLMI SURF Trust Series 2005-AB3, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Lyttleton Anderson, Jr., the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1015 Stainback Avenue, Nashville, TN, 37207, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 8th day of November, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank National Association, as Trustee for the MLMI SURF Trust Series 2005-AB3 by BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP as Attorney In Fact

BY: _____

NAME: Scott E Donaldson

ITS: Assistant Secretary

State of Arizona

County of Maricopa

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Scott E Donaldson who acknowledged to me that she/he is Assistant Secretary (Title of person signing) of BAC Home Loans Servicing, LP (Name of Company), the attorney-in-fact for The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank National Association, as Trustee for the MLMI SURF Trust Series 2005-AB3, and that in its capacity as attorney-in-fact for The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank National Association, as Trustee for the MLMI SURF Trust Series 2005-AB3 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank National Association, as Trustee for the MLMI SURF Trust Series 2005-AB3 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 8th day of Novmber, 2010.

BOBBY MCCARTHER
Notary Public - Arizona
Maricopa County
My Commission Expires
July 6, 2012

Notary Public Bobby McCarther

My Commission Expires: 7/06/2012

State of Arizona
County of Maricopa

The actual consideration or value, whichever is greater, for this transfer is $20,500.00.

Affiant Scott E Donaldson, Assistant Secretary

Subscribed and sworn to before me this 11/08/2010

BOBBY MCCARTHER
Notary Public - Arizona
Maricopa County
My Commission Expires
July 6, 2012

Notary Public . Bobby McCarther

My Commission Expires: 7/06/2012

RE: 1015 Stainback Avenue, Nashville, TN 37207

EXHIBIT "A"

Land situated in Davidson County, Tennessee, further described as follows, to-wit:

Lot Number 69 on the Plan of Sharpe and Horn's First Addition to East Nashville, as of record in Book 57, page 152, Register's Office of Davidson County, said Lot Number 69 fronts 50 feet on the Easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

Being the same real estate conveyed to The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank National Association, as Trustee for the MLMI SURF Trust Series 2005-AB3 by Substitute Trustee's Deed recorded 10/1/09, instrument no. 20091001-0091139, in the Register's Office of Davidson County, Tennessee.

RE: 1015 Stainback Avenue, Nashville, TN 37207

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1015 Stainback Avenue, Nashville, TN 37207