THIS INSTRUMENT PREPARED BY:
421
Craig W. Syby, Esq.
c/o All Real Estate Solutions, LLC
781 Beta Drive, Suite I
Mayfield Village, OH 44143

Address New Owner(s)
DY Properties II, LLC
P. O. Box 1283
Antioch TN 37013

Send Tax Bills To:
DY Properties II, LLC
P. O. Box 1283
Antioch TN 37013

Map & Parcel Nos.:
05910023500

Davidson County DEEDWARRSP
Recvd: 12/22/10 16:19 3 pgs
Fees:18.00 Taxes:173.90
20101222-0101958

CORPORATE FORM
SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 17th **day of** December, **2010**, by and between **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, NA, as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-A, by Litton Loan Servicing, L.P., as Attorney in Fact, per a certain filed Power of Attorney Instrument filed as Instrument Number 20100212-0011014, filed on 2-12-10, in Davidson County Records**, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and **DY Properties II, LLC**, party of the second part,

WITNESSETH: That for and in consideration of **FORTY SEVEN THOUSAND AND 00/100 DOLLARS ($47,000.00)**, 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:

Situated in the County of Davidson, State of TN:

Being Lot No. 592 on the Plan of Haynes Manor, Section 5, of record in Book 4460, Page 35, Register's Office for Davidson County, Tennessee. Said Lot No. 592 fronts 82.0 feet on the Westerly margin of Crouch Drive and extends back 150.0 feet on the Northerly line and 139.9 feet on the Southerly line to a dead line in the rear, measuring 73.25 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, NA, as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-A, by deed filed of record May 18, 2010, of record in Instrument No. 20100518-0038255, 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, NA, as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-A, by Litton Loan Servicing, L.P, as Attorney in Fact, per that certain Power of Attorney Instrument filed as Instrument Number 20100212-0011014, on 2-12-10, in Davidson County Records

By: _____

J LYNN BURROW
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, NA, as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-A, by Litton Loan Servicing, L.P., as Attorney in Fact, per that certain Power of Attorney Instrument, filed as Instrument Number 20100212-0011014, on 2-12-10, in Davidson County Records, By: J. LYNN BURROW, its' 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 17 day of dec, 2010.

My commission expires:

_____
Notary Public

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

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, **$47,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant Daniel A. Zaller Jr.

Subscribed and sworn to before me, this 20th day of December, 2010.

_____
Notary Public
My commission expires:

NOTARIAL SEAL
STATE OF OHIO

NATHAN FIJAL, Notary Public
In and for the State of Ohio
My Commission Expires 02-21-11

Property address:
3891 Crouch Drive
Nashville, TN 37207

Certificate of Authenticity

I, Jennifer Chandler Cole, 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

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE