BILL GARRETT, Davidson County
Trans:T20100080751 DEEDWARRSP
Recvd: 12/23/10 08:41 4 pgs
Fees:23.00 Taxes:333.00
20101223-0102006

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-101000531S
UIS-503-99CA

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Toccora P. Stewart	SEND TAX BILL TO: Toccora P. Stewart	MAP/PARCEL NUMBERS: 135-12-E 242.00 CO
(Name)	(Name)	
2484 Nashboro Blvd	2484 Nashboro Blvd	
(Address)	(Address)	
Nashville, TN 37217	Nashville, TN 37217	
(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, HSBC Bank USA, National Association, as trustee (the "Trustee") of J. P. Morgan Alternative Loan Trust 2006-A5 (the "Trust"), Grantor, has this day bargained and sold, and does hereby transfer and convey unto Toccora P. Stewart, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2484 Nashboro Blvd., Nashville, TN, 37217, 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 11-10-10, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

HSBC Bank USA, National Association, as trustee (the "Trustee") of J. P. Morgan Alternative Loan Trust 2006-A5 (the "Trust") by PHH Mortgage Corporation as Attorney In Fact

By: _____

Name: Marc J. Hinkle

Its: Vice President

State of New Jersey
County of Burlington

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Marc J. Hinkle who acknowledged to me that she/he is Vice President (Title of person signing) of PHH Mortgage (Name of Company), the attorney-in-fact for HSBC Bank USA, National Association, as trustee (the "Trustee") of J. P. Morgan Alternative Loan Trust 2006-A5 (the "Trust"), and that in its capacity as attorney-in-fact for HSBC Bank USA, National Association, as trustee (the "Trustee") of J. P. Morgan Alternative Loan Trust 2006-A5 (the "Trust") she/he executed, signed and delivered the above and foregoing instrument after having been authorized by HSBC Bank USA, National Association, as trustee (the "Trustee") of J. P. Morgan Alternative Loan Trust 2006-A5 (the "Trust") and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 10 day of Nov, 2010.

Danielle E. Reeve
Notary Public
State of New Jersey

Notary Public

My Commission Expires: May 2013

DANIELLE E. REEVE NOTARY PUBLIC NEW JERSEY

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 90,000

Affiant

Subscribed and sworn to before me this December 10, 2010.

Notary Public

My Commission Expires: 10-20-14

VERONICA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

TN_REO_SpecialWarrantyDeed(rev).rdw
Mail: 1595 Nashboro Blvd., Nashville, TN 37217

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 242, NASHBORO VILLAGE, TRACT 21, PHASE I, as shown on plat of record in Plat Book 4660, Page 159, amended at Instrument No. 20050222-0018814, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to HSBC Bank USA, National Association, as trustee (the "Trustee") of J. P. Morgan Alternative Loan Trust 2006-A5 (the "Trust") by Substitute Trustee's Deed recorded 8/17/10, instrument no. 20100817-0064874, in the Register's Office of Davidson County, Tennessee.

RE: 2484 Nashboro Blvd., Nashville, TN 37217

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: 2484 Nashboro Blvd., Nashville, TN 37217