BILL GARRETT, Davidson County
Trans:T20110025023 DEEDWARRSP
Recvd: 04/28/11 11:29 2 pgs
Fees:13.00 Taxes:130.24
20110428-0032510

State of Tennessee
County of Davidson

The actual consideration or value- whichever is Greater, is $35,000.00

Affiant

Subscribed and Sworn to before me this 27th day of APRIL, 2011

Notary Public
My Commission Expires: (Affix Seal) 7-8-2013

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103

| Name and Address of New Owner: | Improved Property Known as: | Send Tax Bills to: |
|---|---|---|
| ELLEN C. BONNER AND<br>CHRISTOPHER W. BONNER<br>914 EMMETT AVE<br>NASHVILLE, TN 37206 | 914 EMMETT AVENUE<br>NASHVILLE, TN 37206 | ELLEN C. BONNER<br>1403 GREENWOOD AVE<br>NASHVILLE, TN 37206 |

MAP PARCEL NUMBER: 083-01-0/.445.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

**THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. SUCCESSOR TO JPMORGAN CHASE BANK N.A. RAMP 2006-RS4**

Whose Address is 2711 N. HASKELL AVENUE, SUITE 900, DALLAS, TX 75204

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

**ELLEN C. BONNER AND CHRISTOPHER W. BONNER**

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

All that tract or parcel of Land in Davidson County, Tennessee, being Lot 2-A, ZONE LOT DIVISION OF LOT 1, 2, AND 3 ON THE PLAN OF GRANADA PLACE, SECTION 2, as shown on plat of record in Plat Book 6200, Page 157, amending Plat Book 4660, Page 197, 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 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A., as trustee for RAMP 2006-RS4 by Corrective Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, recorded on the 20th day of April, 2011 in Instrument No. 20110428-0032509, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. SUCCESSOR TO JPMORGAN CHASE BANK N.A. RAMP 2006-RS4, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 26 day of April, 2011.

Signed, sealed and delivered in
the presence of:

Witness

Witness

THE BANK OF NEW YORK MELLON
TRUST COMPANY, NATIONAL
ASSOCIATION FKA THE BANK OF NEW
YORK TRUST COMPANY, N.A.
SUCCESSOR TO JPMORGAN CHASE
BANK N.A. RAMP 2006-RS4

By: [SEAL]

Its: Josh Purkiss

BY RESIDENTIAL FUNDING COMPANY,
LLC ITS ATTORNEY IN FACT

STATE OF Idaho )
) ss
COUNTY OF Ada )

On this 26 day of April, 2011, before me appeared Josh Purkiss, pursuant to a delegation of authority to me known to be the person who executed the foregoing Instrument on behalf of the Company, and acknowledged that he executed the same as the free act and demand of said Company.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the State of Idaho aforesaid, this 26 day of April, 2011.

Notary Public
My commissions Expires: Feb. 7, 2017

[NOTARIALSEAL]

KEGAN GARCIA
NOTARY PUBLIC
STATE OF IDAHO