BILL GARRETT, Davidson County
Trans:T20110025032 DEEDWARRSP
Recvd: 04/28/11 11:33 2 pgs
Fees:13.00 Taxes:226.31
20110428-0032516

State of Tennessee
County of Davidson

The actual consideration or value- whichever is Greater, is $101,166.00

Affiant
Subscribed and Sworn to before me this 19th 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:
KRISTY M. KETCHEL 869 W. OLD HICKORY BLVD. MADISON, TN 37115	1340 PILGRIM DRIVE MADISON, TN 37115	KRISTY M. KETCHEL 869 W. OLD HICKORY BLVD, MADISON, TN 37115

MAP PARCEL NUMBER: 042-07-0-A-14200 CO

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. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RAMP 2004RS5

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

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

KRISTY M. KETCHEL

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:

Land in Davidson County, Tennessee, being Lot No. 428 on the plat of Heritage Square, Phase Four of record in Plat Book 6250, page 178, Register's Office for said County, to which reference is made for a more complete description.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee by Substitute Trustee's Deed from MCC TN, LLC, dated February 3, 2011, and filed of record on February 8, 2011, in Instrument No. 20110208-0011026, Register's Office for 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. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR FOR RAMP 2004RS5, 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 18 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. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RAMP 2004RS5

By: [SEAL]

Its: Junior Officer

BY: RESIDENTIAL FUNDING COMPANY, LLC ITS ATTORNEY IN FACT

CORPORATE SEAL

STATE OF Idaho)
) ss
COUNTY OF Ada)

On this 18 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 18 day of April, 2011.

Notary Public
My commissions Expires: Feb. 7, 2017

[NOTARIAL SEAL]

KEGAN GARCIA
NOTARY PUBLIC
STATE OF IDAHO