RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20110030388 DEEDWARRSP
Recvd: 05/23/11 09:29 3 pgs
Fees: 18.00 Taxes: 111.00
20110523-0039121

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value- whichever is Greater, is $30,000.00

Affiant

Subscribed and Sworn to before me this 6th day of May, 2011

Notary Public
My Commission Expires: (Affix Seal) 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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: JOSH + JULIE COOK
JOSH COOK and JULIE COOK 1001 McMAHAN AVE NASHVILLE, TN 37216	920 EMMETT AVENUE NASHVILLE, TN 37206	1001 McMAHAN AVE NASHVILLE, TN 37216

MAP PARCEL NUMBER: 83-1-449.00

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. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR 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

JOSH COOK AND JULIE COOK

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 lying and Being Lot No. 1-B, Zone Lot Division of Lots 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 of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

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. RAMP 2006-RS4 by Substitute Trustee's Deed dated February 3, 2011, from Nationwide Trustee Services, Inc., as Substitute Trustee, recorded on the 15th day of February, 2011 in Instrument No. 20110215-0012796, 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. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR 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 6th day of May, 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 2006-RS4

[SEAL]

BY RESIDENTIAL FUNDING COMPANY, LLC ITS ATTORNEY IN FACT

STATE OF Idaho

COUNTY OF Ada

I, Kegan Garcia, hereby certify that on this date before me personally appeared Josh Purkiss, Pursuant to the delegation of authority, to me known to be the person who executed the foregoing instrument on behalf of the Company or Corporation, and acknowledged that he executed the same as the free act and demand of said Company.

Witness my hand and official seal at office this 28 day of April, 2011.

KEGAN GARCIA
NOTARY PUBLIC (SEAL)
STATE OF IDAHO

Signature of Notary Public

Kegan Garcia
Printed Name of Notary

My Commission expires on Feb. 7, 2017, ~~2011~~

Exhibit A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOT NO. 1-B, ZONE LOT DIVISION OF LOTS 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 OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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. RAMP 2006-RS4 BY SUBSTITUTE TRUSTEE'S DEED DATED FEBRUARY 3, 2011, FROM NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE, RECORDED ON THE 15TH DAY OF FEBRUARY, 2011 IN INSTRUMENT NO. 20110215-0012796, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.