THIS INSTRUMENT PREPARED BY:
Craig W. Syby, Esq.
c/o All Real Estate Solutions, LLC
781 Beta Drive
Suite I
Mayfield Village, OH 44143
File No. 580

Address New Owner(s)
James Michael Stalvey
502 CHARLES DR.
MADISON, TN 37115

Send Tax Bills To:
JAMES MICHAEL STALVEY
502 CHARLES DR.
MADISON, TN 37115

Map & Parcel Nos.:
04212004000

Davidson County	DEEDWARRSP
Recvd: 06/01/11 10:27	3 pgs
Fees:18.00 Taxes:240.50	
20110601-0041631	

CORPORATE FORM
SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 25th **day of** May, **2011**, by and between **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, series 2005-6, by Litton Loan Servicing, L.P., as Attorney in Fact**, a corporation organized and existing under and by virtue of the laws of the State of New York, party of the first part, and **James Michael Stalvey**, party of the second part.

WITNESSETH: That for and in consideration of **SIXTY FIVE THOUSAND AND 00/100 DOLLARS ($65,000.00)**, 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 Madison, County of Davidson, State of Tennessee:

Situated in the County of Davidson, State of TN:
The following described property in Davidson County, to wit: Being Lot 22 and part of Lot 21 on the Map of the W.W. Gray Subdivision, as of record in Book 974, page 22, Register's Office for said County. Said Lot No. 22 fronts 100 feet on the Northerly side of Melrose Avenue and runs back between parallel lines, 150 feet to a dead line, measuring 100 feet thereon. Said part of Lot No. 21 is described as follows: Beginning at a point in the Northerly margin of Melrose Avenue (now Charles Drive), at the corner of Lots 21 and 22; thence with the line between said lots, Northwardly 150 feet to a point, being the common rear corner of Lots 21 and 22; thence Southeastwardly diagonally across Lot No. 21, 181 feet, more or less to a point, said point being the Southeast corner of said Lot No. 21; and said point being the Northerly margin of Melrose Avenue; thence Westwardly with the margin of the same, 100 feet to the beginning, said part of said lot being triangular in shape.

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, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, series 2005-6, by deed filed of record August 26, 2010, of record in Instrument No. 20100826-0067428, 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, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, series 2005-6, by Litton Loan Servicing, L.P., as Attorney in Fact

By Sandra Castillo
Title 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 Authorized Agent of **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, series 2005-6, by Litton Loan Servicing, L.P., as Attorney in Fact, By:** Sandra Castillo **, it's Authorized Agent/Power of Attorney,** the within named bargainor, a corporation, and that he/she as such 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 Authorized Agent.

WITNESS my hand and Official Seal at office this 25 **day of** May **, 2011.**

Notary Public
My Commission Expires

ANABEL A CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

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, **$65,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Daniel M. Zaller Sr.

Subscribed and sworn to before me, this 31st **day of** May **, 2011.**

Notary Public
My Commission Expires

NOTARIAL SEAL
NATHAN FUAL, Notary Public
In and for the State of Ohio
My Commission Expires 02-21-16

Property Address: **502 Charles Drive, Madison, TN 37115**

True Copy Certification

I, Daniel A. Zaller, Jr., 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

Daniel A. Zaller, Jr.

State of Ohio

County of Cuyahoga

Personally appeared before me, Nathan Fijal, a notary public for this county and state, Daniel A. Zaller, Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

NATHAN FIJAL, Notary Public
In and for the State of Ohio

My Commission Expires: 02-21-2011

Notary' Seal (if on paper)