BILL GARRETT, Davidson County
Trans:T20110033638 DEEDWARRSP
Recvd: 06/06/11 10:23 2 pgs
Fees:13.00 Taxes:325.60
20110606-0043102

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-821
Asset # 6546497

STATE OF Tennessee
COUNTY OF Williamson

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 $88,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 3 day of June, 2011.

Notary Public
My Commission Expires: 11-22-14
(Seal)

LIBBY L. BRAGER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Minh Sinh and Mai Phan 2275 Murfreesboro Pike Ste 103 Nashville TN 37217	New Owner	149 03 0 134.00

SPECIAL WARRANTY DEED
(Corporation)

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, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Residential Funding Company, LLC, by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20100322-0021031, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Minh Sinh and Mai Phan, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

A Certain tract or parcel of land situated in the Second (2nd) Civil District of Davidson County, Tennessee, described to wit:
Being Lot No. 21 on the Plan of Addition to Edge-O-Lakes Estates in Plat Book 6250, page 391 and 392, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot; said description is incorporated herein by reference, the same as if copied fully herein verbatim.

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. as successor to JP Morgan Chase Bank, N.A. as Trustee by Substitute Trustee's deed recorded March 15, 2011, as Instrument no. 20110315-0020379.

Commonly known as: 2547/2549 Willow Branch Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 31 day of MAY 2011.

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 by Residential Funding Company, LLC

BY: _____

Jamey Davis

ITS: PMAC

Certificate of Acknowledgment

State of TX

)ss.

County of DALLAS

Personally appeared before me, the undersigned Notary Public, Jamey Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the PMAC of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 31 day of MAY, 2011.

_____

Notary Public

My commission expires:

5-28-2012

(Seal)

JUSTIN S. JUNG
Notary Public, State of Texas
My Commission Expires
May 28, 2012