BILL GARRETT, Davidson County
Trans:T20110040965 DEEDWARRSP
Recvd: 07/08/11 09:46 2 pgs
Fees:13.00 Taxes:427.91
20110708-0052316

S&K #: 11-019906

SPECIAL WARRANTY DEED

THIS DEED, between The Bank of New York Mellon fka The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as trustee for FFMLT 04-FF1O organized and existing under the laws of the United States of America, hereinafter called Grantor, and Andrea Nicole Ditrich & James Paul Ditrich hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 Block "E" on the Plan of East Wood Addition, of record in Plat Book 332, Page 63, Register's Office for said County to which reference is hereby made for a more complete description. Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in Instrument #200408130098223, Register's Office for said County.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20040813-0098224 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20110607-0043460, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Property Address: 1025 W. Eastland Avenue, Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Andrea Nicole Ditrich & James Paul Ditrich
1025 W. Eastland Ave.
Nashville, TN 37206

Map & Parcel 0830501000

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

The Bank of New York Mellon fka The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as trustee for FFMLT 04-FF1O

By: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP

BY: _____

IT'S: Shanda Kreuzer, AVP

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shanda Kreuzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be AVP (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for The Bank of New York Mellon fka The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as trustee for FFMLT 04-FF1O, the within named bargainor, and that he or she as such AVP (Officer) being authorized to do so, executed the foregoing instrument on behalf of The Bank of New York Mellon fka The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as trustee for FFMLT 04-FF1O, as the AVP (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for of The Bank of New York Mellon fka The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as trustee for FFMLT 04-FF1O, and declared that he or she as such AVP (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, executed this instrument as the free act and deed of The Bank of New York Mellon fka The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as trustee for FFMLT 04-FF1O.

WITNESS my hand and Official Seal at Office this 30 day of June, 2011.

TRISHA MOTHERSHED
Notary Public - Arizona
Maricopa County
My Comm. Expires May 10, 2013

NOTARY PUBLIC

My Commission Expires: 05/10/13

STATE OF Tennessee
COUNTY OF Rutherford

I 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 $115,650.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lydia K. Johnson
Affiant

Subscribed and sworn to before me this the 7 day of July, 2011.

George H. Smith
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

My commission expires: 11/19/13