This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-856
Asset # 6583446

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 $42,000.00, 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 7th day Of July, 2011.

Notary Public
My Commission Expires: 3/3/15
(Seal)

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Ten Talents Properties, LLC 1824 Tammany Dr_ Nashville TN 37206	SAME	072 07 0 244.00

BILL GARRETT, Davidson County
Trans:T20110043441 DEEDWARRSP
Recvd: 07/19/11 10:59 2 pgs
Fees:13.00 Taxes:155.40
20110719-0055109

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 Ten Talents Properties, LLC, Grantee(s), and its successors and assigns, the following land in Davidson County, Tennessee:

Being Lot No. 45 on the Plan of the Subdivision of Waters Place, of record in Book 332, Page 136, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete 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. as successor to JPMorgan Chase Bank N.A. as Trustee in Substitute Trustee's Deed filed April 5, 2011 as instrument number 20110405-0026094.

Commonly known as: 1635 A-B Evelyn Avenue, Nashville, TN 37216

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 its successors 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 30 day of June 2011.

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. successor to JP Morgan Chase Bank N.A. as Trustee, by its duly authorized attorney in fact, Residential Funding Company, LLC

BY: _____

ITS: Jamey Davis PMAJO

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 PMAJO 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 30 day of June 2011.

_____
Notary Public

My commission expires:

5-28-2012
(Seal)

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