Rubin Lublin Suarez Serrano L.L.C.
3790 Satellite BLVD Suite 200
Duluth, GA 30096

State of Tennessee
County of Davidson

The actual consideration or value- whichever is
Greater, is $130000.00

Affiant
Subscribed and Sworn to before me this 3 day of June, 2011

Notary Public
My Commission Expires: (Affix Seal)

PETER EMMITT SERRANO NOTARY PUBLIC GWINNETT CO. GEORGIA MY COMMISSION EXPIRES FEB 28 2015

BILL GARRETT, Davidson County
Trans:T20110043438 DEEDWARRSP
Recvd: 07/19/11 10:59 2 pgs
Fees:13.00 Taxes:481.00
20110719-0055110

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:
BAHGAT YANI AND NAGAH TAWADROS	2909 DEERCREEK TRAIL NASHVILLE, TN 37214	OWNER

MAP PARCEL NUMBER: 135-10-C-102

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

Whose Address is 2711 N. HASKELL AVENUE, SUITE 900, DALLAS, TX 75204

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

BAHGAT YANI AND NAGAH TAWADROS, HUSBAND AND WIFE

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:

Land in Davidson County, Tennessee, being Lot 159, FINAL PLAT, SECTION FOUR, RANSOM PARK, as shown on plat of record in Instrument No. 20040323-0032419, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed from MCC TN, LLC as Substitute Trustee 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 as recorded on the 21st day of December, 2010 in Instrument No. 20101221-0101350; Warranty Deed from Fischer & Ford Group, LLC to Derrick L. Cunningham and wife, Tracey S. Cunningham, husband and wife as recorded on the 21st day of October, 2004 in Instrument No. 20041021-0126576 and Warranty Deed from Fischer & Ford Group, LLC to Derrick L. Cunningham and wife, Tracey S. Cunningham, husband and wife as recorded on the 19th day of October, 2004 in Instrument No. 20041019-0125310, 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, 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 3rd day of June, 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

[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 Rinkis, 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 29 day of April, 2011.

KEGAN GARCIA (SEAL)
NOTARY PUBLIC
STATE OF IDAHO

Signature of Notary Public

Printed Name of Notary

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