BILL GARRETT, Davidson County
Trans:T20110058613 DEEDWARR
Recvd: 09/21/11 11:12 2 pgs
Fees:13.00 Taxes:521.84
20110921-0073078

This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
Litton/Marie Stainfield

WARRANTY DEED

THIS INDENTURE, made and entered into this 22 day of August, 2011 by and between Marie Stainfield, party of the first part, and The Bank of New York Mellon fka 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 2005-3, its successors and assigns party of the second part

WITNESSETH: That for the consideration hereinafter expressed 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 County of DAVIDSON, State of Tennessee to wit:

Land situated in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows: Beginning at a concrete highway monument at the intersection of the south margin of Briley Parkway and the west margin of Buena Vista Pike near the northeast corner of Parcel 39.00 belonging to Marie B. Stainfield, recorded as Instrument No. 200210070121682. Starting with said concrete highway monument, thence S 24 degrees 17 minutes 19 seconds E 432.25 ft. to an iron rod (new) in the west margin of Buena Vista Pike, the southeast corner of Lot 1 and the northeast corner of Parcel 39.03 belonging to Katherine Perry, recorded as Instrument No. 200002250018626 and the point of beginning of Lot 1 and proceeding: 1) with the north line of Perry S 69 degrees 32 minutes 25 seconds W. 235.20 ft. to an iron rod (old) located 24.13 ft. northwest of a fence corner and in the northeast line of Lot 3; thence; 2) with the northeast line of Lot 3 N 23 degrees 30 minutes 00 seconds W 100.21 feet to an iron rod (new) the southwest corner of Lot 2, thence; 3) with the south line of Lot 2 N 69 degrees 47 minutes 17 seconds E 240.51 ft. to an iron rod (new) set in the west margin of Buena Vista Pike; thence; 4) with said Pike a curve to the right having an arch length of 99.03 ft., a radius of 3426.47 ft., a central angle of 01 degrees 39 minutes 21 seconds and a chord bearing and distance of S 20 degrees 27 minutes 48 seconds E 99.03 feet to the point of beginning containing 0.54 acres more or less. The legal description included above was prepared by Margin Thomas Wright, Registered Land Surveyor, Tennessee License No. 2094, Wright and Associates, 1329 Hwy. 12 N., Ashland City, TN, (615) 238-4123, from an unrecorded survey dated September 9, 2004.

Being the same real property conveyed to James Stainfield and wife Marie Stainfield by deed dated December 21, 2004, recorded in Register's Instrument No. 20050103-0000763, Register's Office of Davidson County, Tennessee. James Stainfield died on July 25, 2008, in Davidson, County, Tennessee. The said Marie Stainfield conveys as surviving tenant by the entirety.

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, his successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signature(s) of the said party(ies) of the first part the day and year first above written.

Marie Stainfield

MARIE STAINFIELD

ANASTASIA C. HOWARD
NOTARY PUBLIC
Forsyth County, North Carolina
My Commission Expires November 20, 2011

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Forsyth

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Marie Stainfield with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person(s) within named and that he/she (they) executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 22nd day of August, 2011.

Anastasia C. Howard
Notary Public

MY COMMISSION EXPIRES: November 20, 2011

Property Address: 4941 BUENA VISTA PIKE, NASHVILLE, TN 37218
Parcel # 059-000039.02
PROPERTY OWNER AND RESPONSIBLE PARTY FOR PAYMENT OF TAXES:
THE BANK OF NEW YORK MELLON
c/o Litton Loan Servicing, 4828 Loop Central Drive, Houston, TX 77081-2226

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $141,038.93

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2011.

Notary Public
My Commission Expires: 8-22-2012

BRENDA L. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 8-22-2012