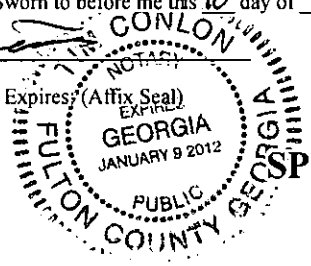
State of Tennessee
County of Davidson

The actual consideration or value- whichever is Greater, is $149,900.00

Affiant

Subscribed and Sworn to before me this 16 day of July, 2011

Notary Public
My Commission Expires: (Affix Seal)



BILL GARRETT, Davidson County
Trans: T20110060286 DEEDWARRSP
Recvd: 09/28/11 12:42 2 pgs
Fees: 13.00 Taxes: 554.63
20110928-0075122

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:
JAMES RUCKER and PATRICIA RUCKER	4320 SHADY DALE ROAD NASHVILLE, TN 37218.	OWNER

MAP PARCEL NUMBER: 58-11A-2.00 CO

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

JAMES E RUCKER AKA JAMES RUCKER AND PATRICIA RUCKER, 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 2, SECTION ONE, DRAKE`S RUN, as shown on plat of record in Plat Book 9700, Page 818, 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 to The Bank of New York Mellon Trust Company, NA, f/k/a The Bank of New York Trust Company, NA, as successor to JPMorgan Chase Bank, NA, as Trustee, by Substitute Trustee`s Deed from MCC TN, LLC, as Substitute Trustee, recorded on the 4th day of January, 2011, in Instrument No. 20110104-0000860, 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 18 day of July, 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

Josh Parkes Kegan Garcia, hereby certify that on this date before me personally appeared, 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 16 day of June, 2011.

KEGAN GARCIA (SEAL)
NOTARY PUBLIC
STATE OF IDAHO

Signature of Notary Public

Kegan Garcia
Printed Name of Notary

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