BILL GARRETT, Davidson County
Trans:T20110066993 DEEDWARRSP
Recvd: 10/26/11 10:54 4 pgs
Fees:23.00 Taxes:259.00
20111026-0083243

Commitment Number: 163684
Seller's Loan Number: 0015850902

After Recording Return To:

PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
BENJAMIN S MITCHELL, P O BOX 50342, NASHVILLE, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
147-08-0-151.00

SPECIAL/LIMITED WARRANTY DEED

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT1, Asset Backed Pass-Through Certificates, Series 2005-OPT1, by American Home Mortgage Servicing as Attorney In Fact, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for $70,000.00 (Seventy Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **BENJAMIN S. MITCHELL,** married, hereinafter grantee, whose tax mailing address is P O BOX 50342, NASHVILLE, TN 37205, the following real property:

The certain real property located in Davidson County, Tennessee being more particularly described as follows, to-wit: Being Lot No. 129 on the Plan of Hillbrook Subdivision, Section III, as of record in Book 3300, Page 84, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim. Being the same property as conveyed from Nationwide Trustee Services, Inc. to U.S. Bank National

Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT1, Asset Backed Pass-Through Certificates, Series 2005-OPT1, as described in Instrument No. 20110510-0035786, Dated 04/28/2011, Recorded 05/10/2011 in DAVIDSON County Records.
Property Address is: 3728 FAULKNER DR., NASHVILLE, TN 37211

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20110510-0035786**

Executed by the undersigned on 10-21, 2011:

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT1, Asset Backed Pass-Through Certificates, Series 2005-OPT1, by American Home Mortgage Servicing as Attorney In Fact

By: Kobi Austin

Its: Assistant Secretary

A Power of Attorney relating to the above described property was recorded on 08/26/2011 at Document Number: # 20110826-0066059.

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on 10-21, 2011 by Kobi Austin its Assistant Secretary on behalf of **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT1, Asset Backed Pass-Through Certificates, Series 2005-OPT1, by American Home Mortgage Servicing as Attorney In Fact**, who is personally known to me or has produced TX DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

KIM FURMAN
Notary Public, State of Texas
My Commission Expires
March 03, 2015

AMERICAN HOME MORTGAGE SERVICING, INC. INCORPORATED DELAWARE APRIL 14 2008

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Dallas

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $70,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21 day of Oct, 20 11.

Affiant

Kobi Austin
Print Name Assistant Secretary

(Seal)

Notary Public

My commission expires:
3-3-15

Kim Furman
Print Name

KIM FURMAN
Notary Public, State of Texas
My Commission Expires
March 03, 2015

AMERICAN HOME MORTGAGE SERVICING, INC. INCORPORATED APRIL 14 2008 DELAWARE