03

Title Policy

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-857
Asset # 6583347

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
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 $125,000.00, 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 28TH day of OCTOBER, 2011.

Notary Public
My Commission Expires: _____
(Seal)

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20110069206 DEEDWARRSP
Recvd: 11/03/11 11:36 2 pgs
Fees:13.00 Taxes:462.50
20111103-0085771

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Paul T. Phillips 1953 PINEHURST DR. NASHVILLE, TN 37216	GUARANTY TRUST CO. 316 ROBERT ROSE DR. MURFREESBORO, TN 37129	073 09 272.00

SPECIAL WARRANTY DEED
(Corporation)

The Bank of New York Mellon Trust Company, National Association F/K/A 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 Paul T. Phillips, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Located in the 15D2-62712 Civil District of Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot Number 63 on the plan of Riverwood Heights, Section Eight, of record in Book 3842, page 157, and as shown as Lot Number 63 on the Resubdivision of Lot 63, Riverwood Heights, Section I, of record in Book 6050, page 339, Register's Office for said County, described as follows:

Said part of Lot Number 63 fronts 93.39 feet on Pinehurst Drive and runs back between parallel lines 150.00 feet to a dead line measuring 93.39 feet.

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association F/K/A The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee by Trustee's Deed filed April 6, 2011 as Instrument No. 20110406-0026408 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1953 Pinehurst Drive, 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 his heirs 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 6 day of Oct, 2011.

The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee by its duly authorized attorney in fact, Residential Funding Company, LLC

BY: _____

ITS: Charlotte Elliott, PMAJO

Certificate of Acknowledgment

State of Tx

)ss.

County of DALLAS

Personally appeared before me, the undersigned Notary Public, Charlotte Elliott, 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 6 day of Oct. 2011.

_____
Notary Public

My commission expires:

5-28-2012
(Seal)

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