Davidson County DEEDWARRSP
Recvd: 03/29/12 08:03 7 pgs
Fees:38.00 Taxes:1574.35
20120329-0026536

Commitment Number: 2937937
Seller's Loan Number: 11-0039280

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Nathan C. Harden and **Jennifer D. Harden**, 6240 Hillsboro Pike, Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
158.02-0-015.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the Feb. 3, 2012, by and between **US Bank NA, as Trustee for JP Morgan Alternative Loan Trust 2006-S4 BY: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP.**, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for $425,500.00 (Four Hundred and Twenty-Five Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **N. C. Harden** and **J. D. Harden**, hereinafter grantees, party of the second part, whose tax mailing address is **6240 Hillsboro Pike, Nashville, TN 37215**, the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $425,500.00 (Four Hundred and Twenty-Five Thousand Dollars and Five Hundred Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, 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 as set forth in the Attached Exhibit A. Said property is commonly known as **6240 Hillsboro Pike, Nashville, TN 37215**.

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: A TRACT OF LAND IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE ROBERT L. GOODPASTURE ELEVEN (11) ACRE TRACT LYING ON THE EAST SIDE OF HILLSBORO PIKE AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE NORTH BOUNDARY OF THE GOODPASTURE TRACT, SAID PIN BEING 317.3 FEET MEASURED ALONG THE NORTH BOUNDARY FROM THE NORTHEAST CORNER OF SAID GOODPASTURE TRACT; THENCE SOUTH 0 DEGREES 21' EAST, 387.1 FEET TO AN IRON PIN ON THE SOUTH BOUNDARY OF THE GOODPASTURE TRACT, IT BEING 321.3 FEET MEASURED ALONG THE SOUTH BOUNDARY FROM THE SOUTHEAST CORNER OF THE GOODPASTURE TRACT; THENCE NORTH 86 DEGREES 00'WEST WITH THE SAID SOUTH BOUNDARY, 226' TO A POINT; THENCE NORTH 0 DEGREES 21 MINUTES WEST 387.1 FEET TO A POINT ON THE NORTH BOUNDARY OF THE GOODPASTURE TRACT; THENCE, SOUTH 86 DEGREES 00' EAST WITH THE SAID NORTH BOUNDARY 226' TO THE POINT OF BEGINNING. A 30 FOOT EASEMENT, MORE OR LESS, ALONG THE NORTHERLY LINE OF SUBJECT PROPERTY SERVING THE PREMISES IN QUESTION, OF RECORD IN BOOK 2924, PAGE 59, SAID REGISTER'S OFFICE. BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) BY DEED OF EVEN DATE BEING FILED FOR RECORD SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 200607200087482 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.

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, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: **20101210-0098695**

Executed by the undersigned on Feb 3rd, 2012:

US Bank NA, as Trustee for JP Morgan Alternative Loan Trust 2006-S4 BY: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP. As Attorney in Fact.

By: _____

Name: Bobbi Laughlin, Assistant Vice President

Its: _____

STATE OF TEXAS

COUNTY OF COLLIN

Before me, Lizeth Garcia, a Notary Public of said State and County aforesaid, personally appeared Bobbi Laughlin its Assistant Vice President on behalf of **US Bank NA, as Trustee for JP Morgan Alternative Loan Trust 2006-S4 BY: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP. As Attorney in Fact.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President BANA the within named Grantor, Party of the First Part and Bargainer, a North Carolina corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of BANA Inc., by himself as such AVP,.

Witness my hand and seal, this 3rd day of Feb 2012.

_____

Notary Public My Commission Expires_____

LIZETH GARCIA
My Commission Expires
July 15, 2012

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, NIKKI SMALLWOOD, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $425,500.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Nikki Smallwood
Affiant

Affiant, NIKKI SMALLWOOD, subscribed and sworn before me this 29 day of FEBRUARY, 2012

Sharon R. Glaab
Notary Public

My commission expires: 2-2-16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

LEGAL DESCRIPTION
EXHIBIT "A"

File No.: **11-0039280**

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A TRACT OF LAND IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE ROBERT L. GOODPASTURE ELEVEN (11) ACRE TRACT LYING ON THE EAST SIDE OF HILLSBORO PIKE AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTH BOUNDARY OF THE GOODPASTURE TRACT, SAID PIN BEING 317.3 FEET MEASURED ALONG THE NORTH BOUNDARY FROM THE NORTHEAST CORNER OF SAID GOODPASTURE TRACT; THENCE SOUTH 0 DEGREES 21' EAST, 387.1 FEET TO AN IRON PIN ON THE SOUTH BOUNDARY OF THE GOODPASTURE TRACT, IT BEING 321.3 FEET MEASURED ALONG THE SOUTH BOUNDARY FROM THE SOUTHEAST CORNER OF THE GOODPASTURE TRACT; THENCE NORTH 86 DEGREES 00'WEST WITH THE SAID SOUTH BOUNDARY, 226' TO A POINT; THENCE NORTH 0 DEGREES 21 MINUTES WEST 387.1 FEET TO A POINT ON THE NORTH BOUNDARY OF THE GOODPASTURE TRACT; THENCE, SOUTH 86 DEGREES 00' EAST WITH THE SAID NORTH BOUNDARY 226' TO THE POINT OF BEGINNING. A 30 FOOT EASEMENT, MORE OR LESS, ALONG THE NORTHERLY LINE OF SUBJECT PROPERTY SERVING THE PREMISES IN QUESTION, OF RECORD IN BOOK 2924, PAGE 59, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) BY DEED OF EVEN DATE BEING FILED FOR RECORD SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 200607200087482 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Terri Baker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] Terri Baker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries