This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-950
Asset # 6715055

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
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 $87,000.00, 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 March, 2012

Notary Public
My Commission Expires: 11-3-15
(Seal)

ANITA LESTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Nellie Lerma & Jose A. Lerma Sr 3653 Wood Bridge Drive Nashville TN 37217	First Bank 2021 Hamilton Pl. Blvd., Chattanooga, TN 37421	136 07 0 178.00

BILL GARRETT, Davidson County
Trans:T20120023157 DEEDWARRSP
Recvd: 03/30/12 10:16 2 pgs
Fees:13.00 Taxes:321.90
20120330-0027023

SPECIAL WARRANTY DEED
(Corporation)

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 for RASC 2003KS7, 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 Nellie Lerma & Jose A. Lerma Sr., Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

** husband

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot number 393 on the Plan of Priest Lake Park Section 6 of record Plat Book 5050, Page 21 and 22, Register's Office for said County, to which reference is made for a more complete description. This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to 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 for RASC 2003KS7 by Trustee's Deed recorded July 7, 2011, as Instrument No. 20110707-0052079, Register's Office of Davidson County, Tennessee.

Commonly known as: 3653 Wood Bridge Drive, Nashville, TN 37217

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 their 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 8TH day of MARCH 2012.

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 for RASC 2003KS7, by its duly authorized attorney in fact, Residential Funding Company, LLC

BY: _____

Teerayut Kaewpradit

ITS: AUTHORIZED OFFICER

Certificate of Acknowledgment

State of TEXAS

)ss.

County of Dallas

Personally appeared before me, the undersigned Notary Public, Teerayut Kaewpradit 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 authorized officer 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 8 day of March 2012.

_____

Notary Public

My commission expires:

02-03-2015

(Seal)

ANITA FRIDAY
Notary Public, State of Texas
My Commission Expires
February 03, 2015