This instrument prepared by and (MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1180BATN
Property ref: 1828 OLIVE CIRCLE, NASHVILLE, TN 37217

BILL GARRETT, Davidson County
Trans:T20120026730 DEEDWARRSP
Recvd: 04/12/12 12:01 4 pgs
Fees:23.00 Taxes:458.80
20120412-0031339

SPECIAL WARRANTY DEED

Send tax bills to: SHAWKI R. SALIM-1828 OLIVE CIRCLE, NASHVILLE, TN 37217
Name and address of new owner:SHAWKI R. SALIM-1828 OLIVE CIRCLE, NASHVILLE, TN 37217
Map parcel number: 135-10-0C-046.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, FOR THE BENEFIT OF JPMORGAN MORTGAGE ACQUISTION TRUST 2006-CW2,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

SHAWKI R SALIM,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The Grantee(s), of the real property described herein may not re-sell, record an additional conveyance document, or otherwise transfer title to the real property described herein within 60 days following execution of this Special Warranty Deed.

Witness our hand this 14 day of March, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, FOR THE BENEFIT OF JPMORGAN MORTGAGE ACQUISTION TRUST 2006-CW2

By: _____
Its: Janet L. Helms AVP

By: _____
Its: Tiffany Stewart; Asst Vice President

State of AZ
County of Maricopa

(For signer #1)
Personally appeared before me, Trisha Mothershed (name of notary public), Notary Public, Janet L. Helms (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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.

(For signer #2)
Additionally, personally appeared before me, Trisha Mothershed (name of notary public), Notary Public, Tiffany Stewart (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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, at office, this 14 day of March, 2012.

_____
Notary Public Trisha Mothershed
My commission expires: May 10, 2013
(Affix Seal)

TRISHA MOTHERSHED
Notary Public - Arizona
Maricopa County
My Comm. Expires May 10, 2013

Exhibit "A"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 41, ON THE PLAN OF RANSOM PARK, SECTION THREE, OF RECORD IN INSTRUMENT NO. 20030718-0101335, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Source of title

____ Trustee's Deed or
__X__ Substitute Trustee's Deed or
____ Warranty Deed or
____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20110725-0056605
County of Davidson TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 124,000.00 .

Affiant

Subscribed and sworn to before me this the 21 day of March 2012

Notary Public

My commission expires:
(Affix Seal)

SHARILYN WAGNER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Expires June 1, 2012