BILL GARRETT, Davidson County
Trans:T20120039407 DEEDWARRSP
Recvd: 05/30/12 11:20 5 pgs
Fees:28.00 Taxes:395.53
20120530-0046653

Commitment Number: 2979975
Seller's Loan Number: 11-0121221

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:
David Michael Cook, 395 Dorr DR Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
018120A05400CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 05-21-, 2012, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BEAR STEARNS ALT-A TRUST 2005-4, Mortgage Pass-Through Certificates, Series 2005-4** 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, and **David M Cook**, MARRIED, hereinafter grantee, party of the second part, whose tax mailing address is **395 Dorr DR Goodlettsville, TN 37072**.

WITNESSETH: That for and in consideration $106,900.00 (One Hundred Six Thousand and Nine 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 **395 Dorr DR Goodlettsville, TN 37072**.

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: LAND IN DAVIDSON COUNTY TENNESSEE BEING LOT NO. 54, SECTION ONE, EMERALD COVE SUBDIVISION, AS SHOWN ON PLATS OF RECORD IN PLAT BOOK 6900 PLAT 629, BOOK 6900, PAGE 630, BOOK 6900, PAGE 631 AND AMENDED BY BOOK 9112, PAGE 29 IN THE REGISTER'S OFFICE DAVIDSON COUNTY TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

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: **20111103-0085712**

Executed by the undersigned on 05-21-, 2012:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BEAR STEARNS ALT-A TRUST 2005-4, Mortgage Pass-Through Certificates, Series 2005-4By 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: Brian Tantillo, AVP

Its: _____

STATE OF AZ

COUNTY OF Maricopa

Before me, Jennifer Neville, a Notary Public of said State and County aforesaid, personally appeared Brian Tantillo its AVP on behalf of **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BEAR STEARNS ALT-A TRUST 2005-4, Mortgage Pass-Through Certificates, Series 2005-4, 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 AVP of Bank of America the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such AVP,.

Witness my hand and seal, this 21st day of May, 2012.

_____
Notary Public

My Commission Expires 03-27-2016

JENNIFER NEVILLE
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
March 27 2016

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

State of AZ
County of Maricopa

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 $ 106,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21st day of May, 20 12.

Affiant

Brian Tantillo, AVP
Print Name

(Seal) JENNIFER NEVILLE
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
March 27 2016

Notary Public

My commission expires:

03-27-2016

Jennifer Neville
Print Name

CTIC# _____