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Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Lee Chapel AME Church	Lee Chapel AME Church	081 15 0483.00
1720 Scovel St	1720 Scovel St	
Nashville, TN 37208	Nashville, TN 37208	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below, by The Bank of New York Mellon f/k/a The Bank of New York as Successor in interest to JPMorgan Chase Bank, NA as Trustee for Bear Stearns Asset-Backed Securities Trust 2005-SD1 Asset-Backed Certificates, Series 2005-SD1, ("Grantor"), in favor of **LEE CHAPEL AME CHURCH**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **($55,000.00)** , cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 26 day of June, 2012

GRANTOR:
The Bank of New York Mellon f/k/a The Bank of New York as Successor in interest to JPMorgan Chase Bank, NA as Trustee for Bear Stearns Asset-Backed Securities Trust 2005-SD1 Asset-Backed Certificates, Series 2005-SD1,

By: JPMorgan Chase Bank, National Association is its Attorney-in Fact pursuant to a power of attorney.

By: _____
Name: Miguel Molina
Its: Vice President

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of _____ (Name of Company), the attorney-in-fact for , and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

See Attached
Notary Acknowledgement

_____
Notary Public
My Commission Expires: _____

@ Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this June 26, 2012, by Miguel Molina, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD1, Asset-Backed Certificates, Series 2005-SD1, on behalf of the corporation. He/she is personally known to me.

SHANNON FLANIGAN
Notary Public - State of Florida
My Comm. Expires Sep 13, 2015
Commission # EE 130086
Bonded Through National Notary Assn.

X Shannon Flanigan
Notary Public

(seal)

Printed Name: Shannon Flanigan

State of GA
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me this 6-26-12

Notary Public

My Commission Expires:

NOTARY PUBLIC GWINNETT COUNTY GA
MY COMMISSION EXPIRES 02/15/2014

DB1/ 67069091.2

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18, as shown on the map entitled J.M. and T.J. Harding Plan, of record in Plat Book 21, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed from Mary E. Jones to The Bank of New York Mellon, fka The Bank of New York as Successor in interest to JP Morgan Chase Bank NA as Trustee for Bear Stearns Asset-Backed Securities Trust 2005-SD1, Asset-Backed Certificates, Series 2005-SD1, by Trustee's Deed recorded 04/05/2012, as Instrument No. 20120405-0029267, Register's Office for Davidson County, Tennessee.

Commonly known as: 1720 Scovel Street, Nashville, TN 37208.

Tax Parcel No.: 081 15 0483 00

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.