BILL GARRETT, Davidson County
Trans:T20120068463 DEEDWARRSP
Recvd: 09/12/12 10:34 6 pgs
Fees:33.00 Taxes:185.00
20120912-0082695

Prepared By and Return to:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219
File # 12NL20705

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Pedro J. Perales and Carlos A. Garcia	Pedro J. Perales and Carlos A. Garcia	052 16 0 102.00
832 Berwick Trail	832 Berwick Trail	
Madison, TN 37115	Madison, TN 37115	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-FR1, a national banking association, ("Grantor"), in favor of Pedro J. Perales and Carlos A. Garcia, ("Grantee").

FOR AND IN CONSIDERATION of the sum of $50,000.00 (Fifty Thousand Dollars and no Cents), 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 16th day of August, 2012.

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-FR1, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT

By: Kristy Wright

Name: Kristy Wright

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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-FR1, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT, 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 KJ

_____

Notary Public

My Commission Expires: _____

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this August 16, 2012, by Kristy Wright, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2005-FR1, on behalf of the corporation. He/she is personally known to me.

KANDIE NICOLE GEORGE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD893649
MY COMMISSION EXPIRES MAY 27, 2013

X _____

Notary Public

(seal)

Printed Name: Kandie Nicole George

State of TN
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00 (Fifty Thousand Dollars and no Cents).

Affiant

Subscribed and sworn to before me this 8-29-12

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

RE: 709 Marlin Pass, Madison, TN 37115

EXHIBIT A

BEING LOT NUMBER 83 ON THE MAP OF MARLIN MEADOWS SUBDIVISION, SECTION IV, AS OF RECORD IN BOOK 2133, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-FR1 BY TRUSTEE'S DEED FROM WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE DATED 03/08/12 AND RECORDED ON 05/14/12 IN INSTRUMENT NO. 20120514-0041347, SAID REGISTER'S OFFICE FOR SAID COUNTY.

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.