Davidson County DEEDWARRSP
Recvd: 09/18/12 13:51 4 pgs
Fees:23.00 Taxes:45.32
20120918-0084806

CE1208-TN-424337

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,249.00

Affiant Marlene Saunders
Contract Management Coordinator

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 31 DAY OF Aug 2012

Notary Public
MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Aleja Rivera 1542 Ridgemont Dr La Vergne, TN 37086	Aleja Rivera 1542 Ridgemont Dr La Vergne, TN 37086	10200003400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, **The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, National Association, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1,** (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Aleja Rivera A Single Person,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 5793 River Road, Nashville, TN 37209

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Aleja Rivera A Single Person,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, National Association, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1,** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Aleja Rivera A Single Person**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, National Association, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1,** has executed this deed this the 31 day of Aug, 2012.

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PPT ASSET-BACKED CERTIFICATES, SERIES 2004-1

Marlene Saunders

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

Marlene Saunders

Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Contract Management Coordinator

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Marlene Saunders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PPT ASSET-BACKED CERTIFICATES, SERIES 2004-1**, the within named bargainor, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page_____, or ~~Instrument Number~~_____,of record in Register's Office for County, State of Tennessee. Acknowledged previously

Witness my hand and Notarial Seal this 31 day of Aug, 2012.

Ellen M Berke

Notary Public

My Commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission # DD933297
EXPIRES: DEC. 03, 2013
Bonded Thru Budget Notary Services

POA recorded simultaneously herewith

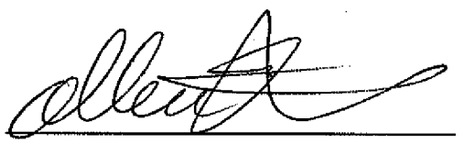
RETURN TO:
Aleja Rivera
1542 Ridgemont Dr
La Vergne, TN 37086

EXHIBIT "A"

BEGINNING IN THE SOUTHERLY MARGIN OF RIVER ROAD AT A POINT IN THE SAME BEING THE CORNER OF THE LAND CONVEYED TO MARY HICKS, BY NELL WILLIAMS SCOTT AND HUSBAND, MARCH 07, 1952, SEE DEED OF RECORD IN BOOK 2093, PAGE 118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WHICH BEGINNING CORNER IS ALSO 105 FEET, EASTERLY OF THE LANDS OF EDD WILLIAMS, THENCE WITH THE SOUTHERLY MARGIN OF SAID RIVER ROAD AND WESTERLY 105 FEET, THENCE SOUTH WITH SAID EDD WILLIAMS LINE WHICH IS ALSO THE WESTERLY BOUNDARY LINE OF THIS TRACT OF LAND THAT IS BEING CONVEYED BY THIS DEED, AND 210 FEET TO A POINT, BEING THE SOUTHERLY BOUNDARY LINE OF THIS TRACT; THENCE WITH THE BOUNDARY LINE AND EASTERLY 105 FEET, MORE OR LESS, TO THE LANDS OF MARY HICKS, THENCE WITH THE LINE OF SAID MARY HICKS NORTH 210 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF SAID RIVER ROAD THE PLACE OF BEGINNING.

Being Property Conveyed by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC, as Successor Trustee to The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, National Association, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1, recorded July 2, 2012, in Instrument No. 20120702-0057714, Davidson County, Tennessee.

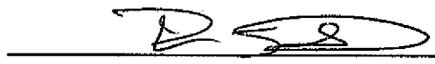
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



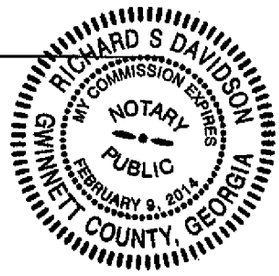
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature



MY COMMISSION EXPIRES: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.