Davidson County DEEDWARRSP
Recvd: 09/27/12 16:43 6 pgs
Fees:33.00 Taxes:563.14
20120927-0088292

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:
Paul E Cook and Michael B McKee	Paul E Cook and Michael B McKee	118 03 0 111.00
2716 Rosedale Place	2716 Rosedale Place	
Nashville, TN 37211	Nashville, TN 37211	

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, N.A., as Trustee for Bear Stearns Asset Backed Securities, Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-1**, ("Grantor"), in favor of **Paul E. Cook and Michael B. McKee, as tenants in common with full right of survivorship**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Two Thousand and Two Hundred ($152,200.00)** , 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $152,200.00

Affiant

Subscribed and sworn to before me as of the 27th day of September, 2012.

Notary Public

My Commission Expires: 5/19/14

THERESA K. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 25th day of September, 2012.

GRANTOR:
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, Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-1, by JPMorgan Chase Bank, National Association, its Attorney-in-fact

By: _____
Name: Ketcia D. Barlow
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 _____, _____.

_____
Notary Public
My Commission Expires: _____

See Attached
Notary Acknowledgement

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 25, 2012, by Ketcia D. Barlow, 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, Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-1, on behalf of the corporation. He/she is personally known to me.

X _____
Notary Public

(seal)

Printed Name: Richard Dodd

RICHARD DODD
NOTARY PUBLIC – STATE OF FLORIDA
COMMISSION #DD956438
MY COMMISSION EXPIRES JAN. 27, 2014

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47, Rosedale Place, Phase One, Revised as shown on plat of record in Plat Book 11190, Page 3, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

The last Deed of Record was filed at Instrument No.: 20120307-0020134, in the Register of Deeds Office for
Davidson County, Tennessee

Tax Parcel No.: 118 03 0 111.00

Commonly known as: 2716 Rosedale Place, Nashville, Tennessee 37211.

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.

Paul E Cook

State of GEORGIA
County of DEKALB

The actual consideration or value, whichever is greater, for this transfer is $152,200.00.

Affiant

Subscribed and sworn to before me this 9-24-12

Notary Public

My Commission Expires:_____

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

(B)

CERTIFICATE OF AUTHENTICITY

I, Theresa Bradley, 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.

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires: _____

DB1/ 67069091.2

MICHAEL CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015