Prepared By and Return to:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219
File # 12NL26703-REO

BILL GARRETT, Davidson County
Trans:T20120077351 DEEDWARRSP
Recvd: 10/11/12 10:46 5 pgs
Fees:28.00 Taxes:436.60
20121011-0093207

SPECIAL WARRANTY DEED

Record 2nd

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Ossama Matta and Abtisam Salib	Ossama Matta and Abtisam Salib	151-09-0-B 041.00
1027 Glastonbury Road,	1027 Glastonbury Road,	
Nashville, TN 37217	Nashville, TN 37217	

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 2006-2 WHO ACQUIRED TITLE AS The Bank of New York Mellon Formerly Known As the Bank of New York as Successor Trustee to JPMorgan Chase Bank, National Association as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc. Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2006-2, ("Grantor"), in favor of Ossama Matta and Abtisam Salib, a married couple, as joint tenants ("Grantee").

FOR AND IN CONSIDERATION of the sum of $118,000.00 (One Hundred and Eighteen 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 12th 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 2006-2, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT

By: _____
Name: DeAnn Barnes
Its: Vice President

State of Texas
County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid DeAnn Barnes who acknowledged to me that (she/he) is Vice President (Title of person signing) of 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 2006-2, 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 12th day of September, 2012.

ALISSA OWENS
Notary Public, State of Texas
My Commission Expires
February 23, 2014

_____
Notary Public Alissa Owens
My Commission Expires: 2/23/2014

State of Kansas
County of Johnson
The actual consideration or value, whichever is greater, for this transfer is $118,000.00 (One Hundred and Eighteen Thousand Dollars and no Cents)

_____
Affiant Melissa Dowdle

Subscribed and sworn to before me this Sept. 18, 2012

NOTARY PUBLIC STATE OF KANSAS
LISA C. RUIS
My Appt. Exp. 4/20/14

_____
Notary Public Lisa C Ruis
My Commission Expires: 4/27/14

RE: 5601 DORY DR, Antioch TN 37013

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.

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument number 20050110000325 7 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Lennon by Warranty Deed recorded December 1, 2005, as Instrument No. 20051201-0144393, Register's Office for Davidson County, Tennessee.

& current source of title: 20120614-0051977 ROOC

Commonly known as: 5601 Dory Drive, Antioch, Tennessee 37013.
Tax Parcel No.: 151-09-0-B 041.00 CO

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.