File Box 9-B

BILL GARRETT, Davidson County
Trans:T20120096093 DEEDWARRSP
Recvd: 12/17/12 09:14 6 pgs
Fees:33.00 Taxes:1313.50
20121217-0115756

Prepared By and Return to:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219
File # 12NL39563

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
BERCHAUN NICHOLLS AND TERRI-ANN NICHOLLS	BERCHAUN NICHOLLS AND TERRI-ANN NICHOLLS	082090270.00
1711 18th St S,	1711 18th St S,	
Nashville, TN 37212	Nashville, TN 37212	

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 STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR3 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR3, a national banking association, ("Grantor"), in favor of BERCHAUN NICHOLLS AND TERRI-ANN NICHOLLS, A MARRIED COUPLE ("Grantee").

FOR AND IN CONSIDERATION of the sum of $355,000.00 (Three Hundred and Fifty-Five 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 7 day of November, 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 STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR3 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR3, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT

By: Janet Hill 11/7/12
Name: Janet Hill
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 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 STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR3 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AR3 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 _____, _____.

_____
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 November 7, 2012, by Janet Hill, 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 Structured Asset Mortgage Investments II Trust 2005-AR3, Mortgage Pass-Through Certificates, Series 2005-AR3 , on behalf of the corporation. He/she is personally known to me.

JH

CAROLYN K. CLOUD
MY COMMISSION # DD 953077
EXPIRES: April 24, 2014
Bonded Thru Notary Public Underwriters

X _____
Notary Public

(seal)

Printed Name: Carolyn K. Cloud

State of Kansas
County of Johnson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00 (Three Hundred and Fifty-Five Thousand Dollars and no Cents).

Affiant

Subscribed and sworn to before me this November 14, 2012

NOTARY PUBLIC
STATE OF KANSAS
LISA C. RUIS
My Appt. Exp. 4/27/14

Notary Public

My Commission Expires: 4/27/14

RE: 1228 6th Ave N, Nashville, TN 37208

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 95 and the southerly 3 1/2 feet of Lot No. 96 on the Map of D. T. McGavocks First Addition to Nashville of record in Book 10, Pages 606 and 609, in the Registers Office for Davidson County, Tennessee.
Said parts of said lots adjoin and front together 43 1/2 feet on the easterly side of 6th Avenue North and run back between parallel lines 170.9 feet to an alley.
BEING the same property conveyed to Elizabeth W. Brantley and Douglas A. Yaw, husband and wife, by Warranty Deed from Joni ONeil Henderson, an unmarried person of record as Instrument No. 20050523-0058043, Registers Office for Davidson County, Tennessee.
Parcel ID No.: 082090270000

Being the same property conveyed to 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 Structured Asset Mortgage Investments II Trust 2005-AR3, Mortgage Pass-Through Certificates, Series 2005-AR3, by Substitute Trustee's Deed dated August 16, 2012, from MCC TN, LLC, Substitute Trustee, of record in Instrument No. 20120820-0074485, Register's Office for Davidson County, Tennessee.

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.

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.