BILL GARRETT, Davidson County
Trans:T20120098447 DEEDWARRSP
Recvd: 12/26/12 12:51 6 pgs
Fees:33.00 Taxes:133.20



20121226-0118686

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:
GUSTAVO HERNANDEZ	GUSTAVO HERNANDEZ	150-07-0-265.00
3314 Oak Trees Court	3314 Oak Trees Court	
Antioch, TN 37013	Antioch, TN 37013	

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-HE10**, ("Grantor"), in favor of **GUSTAVO HERNANDEZ**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of Thirty Six Thousand **($36,000.00)**, 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.

THE LAST RECORDED DEED WAS FILED OF RECORD AT INSTRUMENT# T20120053676 in the REGISTER'S OFFICE OF DAVIDSON, COUNTY, TN.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 14th day of November, 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-HE10, by JPMorgan Chase Bank, National Association, its Attorney-in-fact

*Pursuant to Power of Attorney Recorded at Book 1563, Page 544, Tipton County Tennessee Register of Deeds

By: Marilyn J. Reese 11/14/12

Name: Marilyn J. Reese

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.

See Attached
Notary Acknowledgement

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this November 14, 2012, by Marilyn J. Reese, the Vice President of JPMorgan Chase Bank, NA, as Servicer for U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association 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-HE10, on behalf of the corporation. He/she is personally known to me.

X _____
Notary Public

(seal)

Printed Name: Kristy Wright

KRISTY WRIGHT
Notary Public - State of Florida
My Comm. Expires Nov 6, 2015
Commission # EE 144035
Bonded Through National Notary Assn.

GUSTAVO HERNANDEZ
3314 Oak Trees Ct.
Antioch, TN 37013

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

Affiant

Subscribed and sworn to before me this 11/29/12.

MEGAN GLOVER
My Commission
NOTARY
PUBLIC
EXPIRES
04-02-2013
DOUGLAS COUNTY, GEORGIA

Notary Public

My Commission Expires: 4-2-2013

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, BEING LOT NO. 55-A ON THE PLAN OF Zone Lot Division of Lots 22 and 55, on the PLAN OF LAKESHORE WOODS, SECTION 2 , of record in Plat Book 5200, Page 608, and as amended in Book 5800, page 370, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed 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-HE10 by Trustee's Deed recorded 07/20/2012, as Instrument No. 20120720-0064119, Register's Office for Davidson County, Tennessee.

Commonly known as: 3314 Oak Trees Court, Antioch, TN 37013

Tax Parcel No: 150-07-0-265.00

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.