Record First

Return To

Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117

Prepared By and Return to:
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117
Our File No.: 13-045829

BILL GARRETT, Davidson County
Trans:T20130021348 DEEDWARRSP
Recvd: 03/15/13 10:05 7 pgs
Fees:38.00 Taxes:160.03
20130315-0025921

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS: 15007023700
(Name) Hafez Ghobrial and Mariam Makar	(Name) Hafez Ghobrial and Mariam Makar	
(Address) 3255-B Anderson Road,	(Address) 3255-B Anderson Road,	
(City) (State) (Zip) Antioch, TN 37013	(City) (State) (Zip) Antioch, TN 37013	

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 2004-AR7, Mortgage Pass-Through Certificates, Series 2004-AR7, ("Grantor"), in favor of Hafez Ghobrial and Mariam Makar, ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), 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.

WITNESS MY HAND this 8 day of February, 2013.

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 2004-AR7, Mortgage Pass-Through Certificates, Series 2004-AR7

By: JPMorgan Chase Bank, National Association, as attorney in fact

By: Jessica Salinger 2/8/13

Name: Jessica Salinger

Title: Vice President

DBI/67069091.2

State of _____

County of _____ See Attached Notary Acknowledgement

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____, who acknowledged to me that she/he is _____ of JPMorgan Chase Bank, National Association, 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 2004-AR7, Mortgage Pass-Through Certificates, Series 2004-AR7, and that in its capacity 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 2004-AR7, Mortgage Pass-Through Certificates, Series 2004-AR7, she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JP Morgan Chase Bank, National Association, as attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, 20____.

_____
Notary Public
My Commission Expires: _____

State of TN
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $43,250.00.

_____
Affiant

Subscribed and sworn to before me this 13th day of March, 2013.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JANUARY 05, 2015

Property Address: 3255-B Anderson Road, Antioch, TN 37013

JOHN T. CATRON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

DBI/67069091.2

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this February 8, 2013, by Jessica Salinger, 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 2004-AR7, Mortgage Pass-Through Certificates, Series 2004-AR7, on behalf of the corporation. He/she is personally known to me.

X _____
Notary Public

(seal)

Printed Name: Melonye H. Nadeau

MELONYE H. NADEAU
Notary Public - State of Florida
My Comm. Expires Aug 22, 2015
Commission # EE 91571
Bonded Through National Notary Assn.

JURAT

STATE OF FLORIDA

COUNTY OF DUVAL

Sworn to (or affirmed) and subscribed before me February 8, 2013, by Jessica Salinger, 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 2004-AR7, Mortgage Pass-Through Certificates, Series 2004-AR7. He/she is personally known to me.

X _____
Notary Public

(seal)

Printed Name: Melonye H. Nadeau

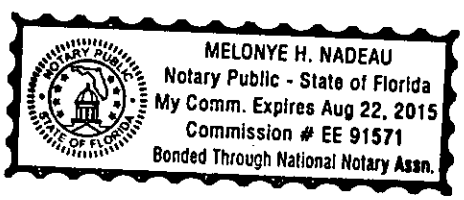


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3-A on the Plan of Zone Lot Division Lots 2,3, and 4 Lakeshore Woods as of record in Book 6250, Page 484 (which amends plat of Lot 3 at Book 5200, Page 502) Registers Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20040121-0008259 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121203-0110604, in said Register's Office.

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.

NON-FOREIGN AFFIDAVIT

STATE OF Florida)
) SS.
COUNTY OF Duval)

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest 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 2004-AR7, Mortgage Pass-Through Certificates, Series 2004-AR7, a U.S. Corporation ("Seller"), the undersigned hereby certifies the following on behalf of Seller:

1. Seller is not a foreign corporation, foreign partnership, foreign trust, foreign estate or foreign person (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);

2. Seller is not a disregarded entity as defined in §1.1445-2(b)(2)(iii);

3. Seller's U.S. Employer identification number is 54-2116381; and

4. Seller's office address is: 7301 Baymeadows Way Jacksonville FL 32256.

Seller understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this certification and, to the best of my knowledge and belief, it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of Seller.

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 2004-AR7, Mortgage Pass-Through Certificates, Series 2004-AR7

By: JPMorgan Chase Bank, National Association, as attorney in fact

Name: Jessica Salinger 2/8/13

Title: Jessica Salinger
Vice President

SUBSCRIBED AND SWORN to before me this 8 day of February, 2013.

Notary Public

My commission expires: See attached

QS