BILL GARRETT, Davidson County
Trans:T20130041880 DEEDWARRSP
Recvd: 05/20/13 13:36 6 pgs
Fees:33.00 Taxes:296.00
20130520-0050652

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:
Russell Buchi	Russell Buchi	09105027100
808 Nashua Court	808 Nashua Court	
Nashville, TN 37209	Nashville, TN 37209	

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., formerly JPMorgan Chase Bank, as Trustee for Structure Asset Mortgage Investments II Trust 2004-AR5, Mortgage Pass-Through Certificates, Series 2004-AR5**, ("Grantor"), in favor of **RUSSELL BUCHI, SINGLE**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **EIGHTY THOUSAND DOLLARS ($80,000.00)** , 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.

**Grantor's address: 909 Hidden Ridge Dr., Suite 200
Irving, TX 75038

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 12 day of April, 2013.

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., formerly JPMorgan Chase Bank, as Trustee for Structure Asset Mortgage Investments II Trust 2004-AR5, Mortgage Pass-Through Certificates, Series 2004-AR5 ***

BY: JPMorgan Chase Bank, National Association, Its Attorney in Fact

By: Melanie J. Brinkley 4/12/13
Name: Melanie J. Brinkley
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 **JPMorgan Chase Bank, National Association**, the 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., formerly JPMorgan Chase Bank, as Trustee for Structure Asset Mortgage Investments II Trust 2004-AR5, Mortgage Pass-Through Certificates, Series 2004-AR5**, 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., formerly JPMorgan Chase Bank, as Trustee for Structure Asset Mortgage Investments II Trust 2004-AR5, Mortgage Pass-Through Certificates, Series 2004-AR5** she/he executed, signed and delivered the above and foregoing instrument after having been authorized 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., formerly JPMorgan Chase Bank, as Trustee for Structure Asset Mortgage Investments II Trust 2004-AR5, Mortgage Pass-Through Certificates, Series 2004-AR5** and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, 2013.

_____
Notary Public
My Commission Expires:_____

See Attached
Notary Acknowledgement

***Executed pursuant to the POA recorded in Book 1187, Page 3580, Rutherford County, Tennessee.

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this April 12, 2013, by Melanie J. Brinkley, 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., formerly JPMorgan Chase Bank, as Trustee for Structured Asset Mortgage Investments II Trust 2004-AR5, Mortgage Pass-Through Certificates, Series 2004-AR5, on behalf of the corporation. He/she is personally known to me.



X Shannon Flanigan
Notary Public

(seal)

Printed Name: Shannon Flanigan

1192

Russell Buchi
1920 Adelicia Street
#402
Nashville, TN 37212

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me this 25th day April, 2013.

T LIVINGSTON
MY COMMISSION EXPIRES
AUGUST
8
2016
DEKALB CO., GA
NOTARY PUBLIC

Notary Public

My Commission Expires: 8-8-16

SPECIAL WARRANTY DEED N03

EXHIBIT "A"

Being Lot No. 11 on the Plan of Brookewood, Phase Two, as of record in Plat Book 8250, Page 877, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

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., formerly JPMorgan Chase Bank, as Trustee for Structure Asset Mortgage Investments II Trust 2004-AR5, Mortgage Pass-Through Certificates, Series 2004-AR5 by Trustee's Deed recorded September 27, 2012, as Instrument No. 20120927-0087876, Register's Office for Davidson County, Tennessee.

Commonly known as: 808 Nashua Court, Nashville, Tennessee 37209.

Tax Parcel No.: 09105027100

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.