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Fees:23.00 Taxes:351.87



20130822-0088691

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.: 13-048826

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS: 15001037500
(Name) Shehata Boules	(Name) Shehata Boules	
(Address) 2741 & 2743 Park Dale Drive,	(Address) 2741 & 2743 Park Dale Drive,	
(City) (State) (Zip) Nashville, TN 37217	(City) (State) (Zip) 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 Structured Asset Mortgage Investments II Trust 2005-AR1, Mortgage Pass-Through Certificates, Series 2005- AR1, a NEW YORK CORP. ("Grantor"), in favor of Shehata Boules, ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ninety-Five Thousand One Hundred Dollars and No Cents($95,100.00), 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 22 day of MAY, 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 2005-AR1, Mortgage Pass-Through Certificates, Series 2005- AR1

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

By: Tiffany Skaife

Name: Tiffany Skaife

Title: Vice President 5/22/13

DBI/67069091.2

Legal Description

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 4 on the Plan of Park Dale Court, as of record in Plat Book 5210, Page 266, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Ty Carter by Warranty Deed recorded October 25, 2004, as Instrument No. 20041025-0128278, Register's Office for Davidson County, Tennessee.

Commonly known as: 2741 & 2743 Park Dale Drive, Nashville, Tennessee 37217.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20041025-0128279, in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 2021018-0095457, 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.

State of TX

County of DENTON

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid TIFFANY SKAFE, who acknowledged to me that she/he is V.P. 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 2005-AR1, Mortgage Pass-Through Certificates, Series 2005- AR1, 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 2005-AR1, Mortgage Pass-Through Certificates, Series 2005- AR1 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JP Morgan Chase Bank, National Associatoin, as attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 08 day of MAY, 2013.

NOTARY PUBLIC STATE OF TEXAS
AMBER BALL
Notary Public, State of Texas
My Commission Expires
March 14, 2017

Notary Public
My Commission Expires: 3/14/2017

State of TN
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $95,100.00.

Affiant

Subscribed and sworn to before me this August 20, 2013.

Notary Public

My Commission Expires: ~~My Commission Expires:~~ September 21, 2015

CHRISTINA BOATWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Property Address: 2741 & 2743 Park Dale Drive, Nashville, TN 37217