Prepared By and Return to:
Christopher J. Thornton,
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120

BILL GARRETT, Davidson County
Trans:T20130082883 DEEDWARRSP
Recvd: 09/25/13 10:49 5 pgs
Fees:28.00 Taxes:416.25
20130925-0100670

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
(Name) Micaela Mendoza	(Name) Micaela Mendoza	162-13-0-129.00
(Address) 420 Cedarmont Drive	(Address) 420 Cedarmont Drive	
(City) (State) (Zip) Nashville, TN 37211	(City) (State) (Zip) Nashville, TN 37211	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the 18TL day of September, 2013 set forth below by The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Bear Stearns Asset Backed Securities Trust 2006-4, Asset-Backed Certificates Series 2006-4, a Corporation, ("Grantor"), in favor of Micaela Mendoza ("Grantee").

FOR AND IN CONSIDERATION of the sum of One Hundred Twelve Thousand Five Hundred Dollars and 00/100 ($112,500.00), 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.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 5 day of September, 2013.

GRANTOR:
The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Bear Stearns Asset Backed Securities Trust 2006-4, Asset-Backed Certificates Series 2006-4
BY: JPMorgan Chase Bank, National Association, as Attorney in Fact

By: Jessica Salinger 9/5/13
Name: Jessica Salinger
Its: Vice President

STATE OF _____
COUNTY OF _____

See Attached
Notary Acknowledgement

Personally appeared before me, _____, a notary public, _____, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this _____ day of _____, 2013.

_____
Notary Public

Commission Expiration:

State of Tennessee
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $112,500.00.

Phyllis Broderick
Affiant

Subscribed and sworn to before me this 9/20/13.

Notary Public

ERIN WADLINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires: 4/8/17

RE: , , TN

DB1/ 67069091.2

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 5, 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 Trustee for Bear Stearns Asset Backed Securities Trust 2006-4, Asset-Backed Certificates, Series 2006-4, on behalf of the corporation. He/she is personally known to me.

X Melonye H. Nadeau
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.

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Two-A, Monte Carlo of record in Plat Book 4955, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor herein by Trustee's Deed of record at Instrument No. 20121207-0113007, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 420 Cedarmont Drive, Nashville, TN 37211

Tax Parcel No.: 162-13-0-129.00

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.