Return To:

Davidson County DEEDWARR
Recvd: 01/25/07 10:30 2 pgs
Fees:13.00 Taxes:545.75

20070125-0010177

Anchor Title, LLC
124 12th Avenue South
Suite 600
Nashville, TN 37203

Prepared by and Return to:
ServiceLink LP
4000 Industrial Blvd
Aliquippa PA 15001

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 11th **day of** January, **2006**, by and between **The Bank of New York Trust Company N.A., as successor to JP Morgan Chase Bank, as trustee - SURF-BC3, By Litton Loan Servicing, LP as attorney-in-fact**, party of the first part, and ~~David Robinson~~, party of the second part, *** David L. Robinson and Keitra Robinson

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

Being the northerly part of Lot No. 11 on the Map of D.H. Thompson's Subdivision of the Maplewood Farm, not recorded, described as follows:

Beginning at a point in the center line of Maplewood Lane at the corner of Lots 10 and 11; thence with the line between said lots South 5 degrees 36 minutes West 300 feet to a point; thence North 85 degrees 52 minutes West 90 feet to an iron pin; thence North 5 degrees 36 minutes East 300 feet to a point in the center line of Maplewood Lane; thence along said center line South 85 degrees 42 minutes East 90 feet to the point of beginning.

Being the same property as conveyed to J P Morgan Chase Bank on 8/2/2006 by Trustee's Deed of record in Instrument Number 20060816-0100707, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The Seller makes no representations or warranties, of any kind whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property. Buyer assumes all taxes owed and due for the current year and takes title subject to any all encumbrances, easements, liens, or exceptions filed in the Register's Office of Davidson County, Tennessee. This deed was prepared without the benefit of a title search.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

The Bank of New York Trust Company N.A.,
as successor to JP Morgan Chase Bank, as
trustee - SURF-BC3, By Litton Loan Servicing,
LP as attorney-in-fact

BY: Stacey Bayley
Title_____
Stacey Bayley
Vice President

KH

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STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared Stacey Bayley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of the within named bargainor, a corporation, and that he/she as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such.

WITNESS my hand and seal at office this 11th day of January 2007

Karen Castro
Notary Public:
My Commission expires:

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009

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(FOR RECORDING DATA ONLY)

Property Address: 520 Maplewood Lane Nashville, TN 37216 Grantor: The Bank of New York Trust Company, N.A. Loan No.: 14236681 4828 Loop Central Drive Houston, TX 77081 Grantee: David Robinson 520 Maplewood Lane Nashville, TN 37216 Tax/Parcel Numbers: 61.05-17.01 Mail tax bills to: David Robinson 520 Maplewood Lane Nashville, TN 37216	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $147,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Affiant Subscribed and sworn to before me this the 23 day of January, 2007. April G Nichols Notary Public My Commission Expires: 6-26-07

STATE OF TENNESSEE NOTARY PUBLIC
APRIL G. NICHOLS
WILLIAMSON COUNTY