1

23.50
203.
226.50

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21ST day of March, 2007, by and between National City Bank by Home Loan Services, Inc., as attorney in fact, its successors and assigns, hereinafter called Grantor, and Robert T. Balgemann, his heirs and assigns, hereinafter called Grantee,
and wife Angela Balgemann

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being all of Lot 3, on the revised Plan of Ramsay & Elizer Subdivision, of record in Book 2083, Page 5, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Trustee's Deed of record in Instrument No. 20070126-0011130, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this

Davidson County DEEDWARR
Recvd: 04/17/07 12:00 4 pgs
Fees:22.00 Taxes:203.50
20070417-0045739

20th day of March, 2007.

National City Bank by Home Loan Services, Inc., as attorney in fact

By: Eileen Paparella

Title: Eileen Paparella, Asst VP

STATE OF ~~Pennsylvania~~

COUNTY OF ~~Allegheny~~

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Eileen Paparella, Asst VP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized signatory of Home Loan Services, Inc., as attorney in fact for National City Bank, and who acknowledged that he/she, being authorized so to do, executed and delivered the foregoing instrument on behalf of National City Bank as its attorney in fact and as the free act and deed of the within named National City Bank.

Witness my hand and seal, this 20th day of March, 2007.

Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Fran Felion, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 24, 2009
Member, Pennsylvania Association of Notaries

****

Property Address: 306 30th Street, Old Hickory, TN 37138
Parcel # 053-12-0 155.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: Robert T. Balgemann
173 River char Dr
Hendersonville TN 37075

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is ~~greater~~, for this transfer is $ 55,000

Affiant

~~SUBSCRIBED~~ AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April, 2007.

Notary Public
My Commission Expires: 3/15/08

2349-066472-LC

National City Home Loans Services, Inc.
IDC 24-060-REO Department
150 Allegheny Center Mall
Pittsburgh, PA 15212

D.U

Exhibit A to Warranty Deed

ORIGINAL

LIMITED POWER OF ATTORNEY

WHEREAS, pursuant to that certain Servicing Agreement, dated as of December 30, 2006, between National City Bank ("National City") and Home Loan Services, Inc. ("HLS"), (the "Agreement") HLS is servicing certain first and subordinate lien mortgage loans and home equity lines of credit (the "Mortgage Loans") for National City.

NOW, THEREFORE, in accordance with Section 3.01 of the Agreement, with respect to Mortgage Loans and the property secured thereby, National City does hereby constitute and appoint HLS the true and lawful attorney-in-fact of National City and in National City's name, place and stead for the following purposes and no other:

(a) To bill, demand, sue for, receive, collect, sign, endorse, assign or compromise any and all notes, checks, money orders or monies due on any Mortgage Loans on behalf of National City and to receive, sign, endorse, or assign any orders, certificates, insurance policies and all benefits under any other instruments or documents as may from time to time be necessary or appropriate to accomplish the Servicing duties provided for by the Agreement;

(b) To enforce, cancel, release or discharge the Notes, Credit Agreements and Mortgages relating to the Mortgage Loans in order to protect National City's interest in any collateral for any Mortgage Loan;

(c) To complete, execute and record any document, including, but not limited to, satisfactions or releases of Mortgages covering any such collateral. With respect preparation and recording of lien satisfactions or releases, HLS may assign its authority under this Limited Power of Attorney to Security Connections, Inc.

(d) To exercise or perform any act, power or duty that HLS has in connection with the Mortgage Loans serviced for National City under the Agreement or which are required in order to protect National City's interest in the collateral securing said Mortgage Loans.

(e) To execute and deliver, in the name of National City as its agent and attorney in fact, any and all listing agreements, purchase agreements, addendums and instruments of sale or other documents necessary to effectuate its responsibilities and obligations pursuant to the Servicing Agreement as agreed to between National City and HLS. For purposes of this subparagraph, HLS may assign its authority under this Limited Power of Attorney to enable real estate vendors with whom HLS has an existing relationship to execute listing agreements, and instruments of sale relating to the sale and disposition of foreclosed and/or real estate owned ("REO") property securing Mortgage Loans under the Agreement.

JAN

This Power of Attorney is subject to the Agreement and shall not create any new obligation of National City to HLS or permit the institution of suit in National City's name, and is not assignable by HLS except as specified in paragraphs (c) and (e) above.

National City further grants to HLS as its attorney-in-fact full authority to act in any manner both proper and necessary to exercise the foregoing powers, and ratifies every act that HLS may lawfully perform in exercising those powers by virtue thereof.

This Limited Power of Attorney shall be effective the date of execution hereof until such time as National City revokes in writing, Said revocation shall be deemed automatic upon termination of the above-referenced Servicing Agreement.

Any photocopy or other reproduction of this Power of Attorney may be used, accepted and relied upon in lieu of the original hereof for the purpose of recording, filing, or otherwise utilizing the same.

National City shall give, execute, and deliver, or cause or permit to be given, executed, and delivered, any notice, instrument, document, agreement, letter of direction, consent, waiver, affidavit, certificate, or other paper, as requested by HLS, that may be necessary or desirable in order to preserve, perfect, continue, substantiate, or validate this Power of Attorney, to ratify or confirm any power contained in this Power of Attorney, or to enable HLS to exercise and enforce its rights under this Power of Attorney.

The capitalized terms shall have the same meaning as in the Agreement.

IN WITNESS WHEREOF, National City has executed this Limited Power of Attorney as of the date set forth above.

Certified **TRUE COPY** of the original.

NATIONAL CITY BANK

Notary Public 3/21/07

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Fran Felion, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 24, 2009
Member, Pennsylvania Association of Notaries

By: _____
Name: Philip L. Rice
Title: President and CEO of National City Bank

STATE OF OHIO
COUNTY OF CUYAHOGA

On this, the 16th day of January, 2007, the foregoing instrument was acknowledged before me, a notary public, in and for the State of Ohio, by Philip L. Rice, personally known to me, by me duly sworn, did say he/she is the President and CEO of National City Bank.

_____
Notary Public
My Commission Expires: 1/31/2010

SEAL

SUSAN J. CRAMER
Notary Public, State of Ohio, Cuy. Cty
My commission expires Jan. 31, 2010