Please Return to:

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027
File # 700116

Davidson County DEEDWARR
Recvd: 04/17/07 15:44 2 pg
Fees:13.00 Taxes:351.50
20070417-0045973

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $95,000.00

Subscribed and sworn before me this the 2nd day of April, 2007

JENNIFER MARIE CROWELL STATE OF TENNESEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Affiant

Jennifer Marie Crowell
Notary Public
(Affix Seal)

WARRANTY DEED

700116

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Regina Martin
2718 Meharry Blvd
Nashville,TN 37208

Send tax bills to:
Market Street Mortgage
9001 Airport Freeway, Ste 120
Fort Worth, TX 76180

Map 92-2, Parcel 128

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Karen Tina Stuart

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Regina Martin

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land located in Davidson County, Tennessee, being the Easterly 40 feet of the Northly 130 feet of Lot No. 16 on the Map of O.H. Menees Subdivision, of record in Book 57, Page 89, in the Register's Office of Davidson County, Tennessee. Said part of Lot No. 16 fronts 40 feet Northerly side of Hafferman Street (now Meharry Blvd) and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Karen Tina Stuart by deed from LaSalle Bank National Association, as Trustee for certificateholders of Bear Stearns Asset Backed Securities, Inc., Asset Back Certificates, Series 2204-HE3, dated August 18, 2006, and of record as Instrument Number 20060830-0107178, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to American Title Company, Inc. as Trustee for Bayrock Mortgage Corp. by Jerome Pittman dated March 1, 2006, and of record as Instrument Number 20060329-0035485 in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Jerome Pittman, unmarried by deed from Bayrock Mortgage Corporation dated January 13, 2004, and of record Instrument Number 20040205-0014079 in Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 2718 Meharry Blvd, Nashville, TN, 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 2nd day of April, 2007

Karen Tina Stuart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Karen Tina Stuart , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2007 .

My commission expires:_____

Notary Public

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010