Davidson County DEEDWARR
Recvd: 04/18/07 07:48 3 pgs
Fees:18.00 Taxes:277.50
20070418-0045989

After recording, please return to:
Service Link
4000Industrial Blvd
Aliquippa, PA 15001
(Seller loan No. 1313448)

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 14 day of March, **2007** by and between the **Residential Funding Company, LLC, by and through Litton Loan Servicing LP as Attorney-in-fact**, party of the first part, and **Christopher M. Smith,** Unmarried, party of the second part.

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**, Tennessee:

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being known and designated as Lot Number 113, on the Plan of Miro Meadows, of record in Plat Book 7034, Page 440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed from Elizabeth A. Cash, as Substitute Trustee, to Fremont Investment & Loan, as described in Deed Instrument No. 20061206-0150473, Recorded 12/06/2006 in Davidson County Records.

Being the same property conveyed to party of the first part by Deed of record in Instrument No. 20070418-0045988 in the Register's Office of Davidson County, Tennessee.

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

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **Davidson** County, Tennessee; current year property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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

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 to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Residential Funding Company, LLC
By: Litton Loan Servicing LP as Attorney-in-fact

By: _____
Printed Name: Stacey Bayley
Title: Vice President

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Stacey Bayley, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory/Attorney-in-Fact of Litton Loan Servicing LP, which executed the foregoing as attorney-in-fact on behalf of **Residential Funding Company, LLC**, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Residential Funding Company, LLC.**

WITNESS my hand, at office, this 29 day of March, **2007**.

_____
Notary Public

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009

Commission Expiration: March 8, 2009

Prepared By:
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Suite 100
Memphis, Tn 38120
FF14760

Property Address:
1001 Kirby Avenue
Nashville, Tennessee 37217

Tax Parcel ID Number: 107-14-137

Property Owner & Property Address/
Mail Tax Bills To:
Christopher M. Smith
2927 Elam Road
Murfreesboro, Tennessee 37217

State of Texas
County of Harris

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 **$75,000.00,** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Martha Garrusa
Affiant

LITTON LOAN SERVICING, LP
AGENT

Subscribed and sworn before me this 29 day of March, **2007.**

Karen Castro
Notary Public Karen Castro

Commission Expiration: March 8 2009

KAREN CASTRO
MY COMMISSION EXPIRES
MARCH 8, 2009

This deed is prepared with information provided by the party of the first part without the benefit of a survey, title search or opinion of title pursuant to the parties' request.

H:\SERVICELINK DEEDS\SWD Smith Christopher.wpd