Return To: Deborah K. Farrell
Southeast Professional Title, LLC
2699 Lee Road
Suite 120
Winter Park, FL 32789

Return to:
ServiceLink LP
4000 Industrial Blvd
Aliquippa PA 15001

Davidson County DEEDWARR
Recvd: 09/19/07 09:42 2 pgs
Fees:13.00 Taxes:225.70
20070919-0111964

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 30 **day of** August, **2007**, by and between **The Bank of New York Trust Company, NA, as successor-in-interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as trustee-SURF-BC2, by Litton Loan Servicing LP, as Attorney-In-Fact,** party of the first part, and **Tennessee Equity Holdings,** a Florida Corp., 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**, State of **Tennessee**:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as being the westerly part of Lot No. 24 on the plan of the subdivision of Lot No. 9 in Owen's Buena Vista Lots, as of record in Book 57, Page 26, Register's Office for said County.

Said part of Lot No. 24 fronts 50 feet on the easterly side of 9th Avenue North, formerly Buena Vista Pike, and runs back between parallel lines, with the northerly margin of Clay Street 140.00 feet to a dead line.

Being the same property as conveyed from Elizabeth A. Cash, Substitute Trustee, to The Bank of New York Trust Company, NA, as Successor-In-Interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee-Surf-BC2, as set forth in Substitute Trustee's Deed of record at Instrument No. 20070309-0029126, recorded 3/9/07 in DAVIDSON County Records.

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.

DKF dt

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, NA, as successor-in-interest to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as trustee-SURF-BC2, by Litton Loan Servicing LP, as Attorney-In-Fact

BY: ✓ _____
Title: Robert Norrell
Sr. Vice President

****

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared Robert Norrell, 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 30 day of August 2007.

_____
Notary Public:
My Commission expires:

CAROL F. JOLLY
Notary Public, State of Texas
My Commission Expires
August 23, 2008

****

(FOR RECORDING DATA ONLY)

Property Address:
2000 9th Avenue North
Nashville, TN 37208

Grantor:
The Bank of New York
Loan No.: _____
4828 Loop Central Drive
Houston, TX 77081

Grantee:
Tennessee Equity Holdings
1305 8th Avenue South
Nashville, TN 37203

Tax/Parcel Numbers:
081-07-0-157.00

Mail tax bills to:
Tennessee Equity Holdings
1305 8th Avenue South
Nashville, TN 37203

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 $61,000.00, 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 10th day of Sept., 2007.

_____
Notary Public

My Commission Expires:

AMY GERWIG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY