Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-070701083S

Davidson County DEEDWARR
Recvd: 09/24/07 15:47 4 pgs
Fees:23.00 Taxes:610.50



20070924-0113946

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: JENNIFER CAROLINE OVERSTREET	SEND TAX BILL TO: JENNIFER CAROLINE OVERSTREET	MAP/PARCEL NUMBERS: 141-15-0B-016.00 CO
(Name)	(Name)	
7421 Rolling River Pkwy (Address)	Same (Address)	
Nashville, TN 37221 (City) (State) (Zip)	Same (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee, Grantor, has this day bargained and sold, and does hereby transfer and convey unto JENNIFER CAROLINE OVERSTREET, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 7421 Rolling River Parkway, Nashville, TN, 37221, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 6th of September, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee by Residential Funding LLC f/k/a Residential Funding Corporation as Attorney in Fact

By: _____

Name: Patrick McClain

Its: Vice President

State of Texas
County of Dallas

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patrick McClain, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Vice President (Title of person signing) of RFC (Name of Company), a n LLC, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Bank of New York & RFC for the purposes therein contained.

Witness my hand and official seal, at office in Dallas TX, this 6th of September, 2007.

SHEMIKA NICOLE LOTT
Notary Public, State of Texas
My Commission Expires
June 26, 2011

_____
Notary Public

My Commission Expires: 6-26-11

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

_____
Affiant

Subscribed and sworn to before me this 19th day of September, 2007.

KEVANA M. NIXON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 9/16/09

***** *USE THIS PAGE WHEN GRANTOR SIGNS DIRECTLY* *****

RE: 7421 Rolling River Parkway, Nashville, TN 37221

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 7421 Rolling River Parkway, Nashville, TN 37221

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 286, PLAN OF ROLLING RIVER ESTATES, PHASE II, as shown on plat of record in Plat Book 5200, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Andrew J. Wulforst and wife, Debra Wulforst, as tenants by the entirety by Warranty Deed from Lawrence J. Lack and wife, Wanda Lack dated January 25, 1990, and recorded on January 29, 1990, in Book 8034, Page 434, in the Register's Office of Davidson County, Tennessee, and being further conveyed to Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee by Substitute Trustee's Deed dated January 11, 2007, recorded on January 22, 2007 in Instrument No. 20070122-008210, in the Register's Office of said county.

RE: 7421 Rolling River Parkway, Nashville, TN 37221