Prepared by:
Return to:
ServiceLink LP
4000 Industrial Blvd
Aliquippa PA 15001
1477606

Davidson County DEEDWARR
Recvd: 12/26/07 08:27 2 pgs
Fees:13.00 Taxes:221.63
20071226-0146838

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 16 day of November, 2007, by and between **The Bank of New York National Trust Company, NA, as Successor-in-Interest to JPMorgan Chase Bank, National Association, as Trustee-SURF-BC4, by Litton Loan Servicing LP, as Attorney-in-Fact,** party of the first part, and **Ashton R. Totty,** Single, **and Brenda L. Shelton,** Single, 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 Lot No. 5 on the Plan of Green Heights, as of record in Book 1835 Page 112, Register's Office for said County. Said Lot No. 5 fronts 89.77 feet on the northerly side of Ray Avenue and runs back 200 feet on the westerly line and 207 feet on the easterly line to a dead line in the rear measuring 58.5 feet thereon.

Being the same property as conveyed to party of the first part by Trustee's Deed of record at Instrument No. 20070917-0110692 recorded on September 17, 2007, in the Register's Office of Davidson County, Tennessee.

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.

C&F

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 National Trust Company, NA, as Successor-in-Interest to JPMorgan Chase Bank, National Association, as Trustee-SURF-BC4, by Litton Loan Servicing LP, as Attorney-in-Fact

BY: ✓ _____

Title: Robert Tompkins
Vice President

****

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared Robert Tompkins, 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 16 day of November, 2007.

_____
Notary Public Jennifer M. Martinez
My Commission expires: Aug 27, 2011

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

****

(FOR RECORDING DATA ONLY)

Property Address:
123 Ray Avenue
Old Hickory, TN 37138

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

Grantee:
Ashton R. Totty
Brenda L. Shelton
123 Ray Avenue
Old Hickory, TN 37138

Tax/Parcel Numbers:
53-16-13

Mail tax bills to:
Ashton R. Totty
Brenda L. Shelton
123 Ray Avenue
Old Hickory, TN 37138

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 $59,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant Jami Burcham

Subscribed and sworn to before me this
the 23 day of November, 2007.

_____
Notary Public

My Commission Expires:
5/4/2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2010
Member, Pennsylvania Association of Notaries