Davidson County DEEDWARR
Recvd: 01/04/08 13:19 3 pgs
Fees:18.00 Taxes:286.75
20080104-0001216

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Prepared by:
Jennifer Jackson
Litton Loan Servicing
4828 Loop Central Dr., Houston, TX 77083
After Recorded return to:
Service Link, LP
4000 Industrial Blvd.
Aliquippa, PA 15001
(800) 439 – 5451

Title of Document: Special Warranty Deed

Date of Document: May 14, 2007

Grantor: The Bank of New York Trust Company

Grantee: Augustine Peters

Legal Description is located on page 2

Return to: 13E1123
ServiceLink LP
4000 Industrial Blvd
Aliquippa PA 15001

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 14 **day of** MAY, **2007**, by and between **The Bank of New York Trust company, as successor-in-interest to JP Morgan Chase Bank, N.A., as trustee-SURF 2005-BC1 by Litton Loan Servicing LP, as Attorney-In-Fact**, party of the first part, and **Augustine Peters,** 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 86 as shown on the map entitled Trinity Hills Village, Section One, Second Addition, of record in Plat Book 4175, Page 79, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to JP Morgan Chase Bank, N.A., as trustee-SURF 2005-BC1 by Trustee's Deed dated 11/15/2006 and recorded on 11/17/2006 at Instrument No. 20061117-0142950 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.

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, as successor-in-interest to JP Morgan Chase Bank, N.A., as trustee-SURF 2005-BC1 by Litton Loan Servicing LP, as Attorney-In-Fact

BY: X _____

Title: Richard Williams
Vice President

ok
RG

****

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared Richard Williams, 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 14 day of MAY, 2007.

Karl G Cole
Notary Public:

KARL G. COLE
Notary Public, State of Texas
My Commission Expires
07-23-2007

My Commission expires:

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(FOR RECORDING DATA ONLY)

Property Address:
509 Combs Terrace
Nashville, TN 37207

Grantor:
The Bank of New York Trust company, as successor-in-interest to JP Morgan Chase Bank, N.A., as trustee-SURF 2005-BC1 by Litton Loan Servicing LP, as Attorney-In-Fact
Loan No.: _____
4828 Loop Central Drive
Houston, Texas 77081

Grantee:
Augustine Peters
509 Combs Terrace
Nashville, TN 37207

Tax/Parcel Numbers:
60.13-97

Mail tax bills to:
Augustine Peters
509 Combs Terrace
Nashville, TN 37207

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 $77,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Nicholas R Ufers

Subscribed and sworn to before me this the 28 day of June, 2007.

Amanda M Roe
Notary Public

My Commission Expires: 12-22-10

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda M. Roe, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Dec. 22, 2010
Member, Pennsylvania Association of Notaries