Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1008-088
3735818

Davidson County DEEDWARR
Recvd: 02/26/08 10:35 3 pgs
Fees:18.00 Taxes:283.05
20080226-0018685

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 11th day of February, 2008, by The Bank of New York Trust Company, N.A., Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Diana M. Rea, Grantee, the following land in Davidson County, Tennessee:

Being Unit No. 1, Sterling Wood, a Planned Unit Development, of record in Plat Book 6250, Page 648, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A. as Trustee in Substitute Trustee's Deed filed as instrument number 20071011-0121030.

Commonly known as: 101 Elizabeths Court 1, Antioch, TN 37013.

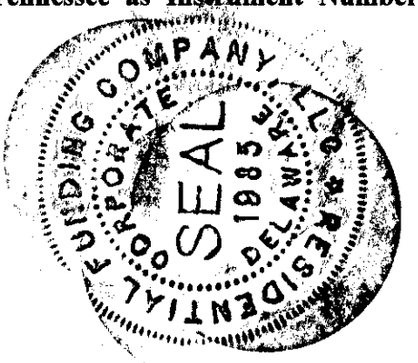
TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A. as Trustee (or Indenture Trustee) (fka The Chase Manhatten Bank as Trustee) by its duly authorized attorney in fact Residential Funding LLC fka Residential Funding Corporation, record in the Register's Office of Davidson County, Tennessee as Instrument Number _____.

BY: _____

ITS: MARK VIA, PMJO



Acknowledgment

State of Texas

)ss.

County of Dallas

On this day before me, a Notary Public, personally appeared MARK VIA, **to me personally well-known, who acknowledged that he/she is the** PMJO **of Residential Funding LLC fka Residential Funding Corporation, a corporation, as attorney-in-fact for The Bank of New York Trust Company, N.A., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 11th day of February, 2008.

(Seal)

_____
Notary Public

ETHEL MORGAN
My Commission Expires
June 13, 2011

My commission expires: 6-13-2011

State of Texas

)ss.

County of Dallas

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, $76,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant MARK VIA, PMSO

Subscribed and sworn to before me this 11th day of February, 2008.

(Seal)

Notary Public

ETHEL MORGAN
My Commission Expires
June 13, 2011

My commission expires: 6-13-2011

Property owner and party responsible for payment of taxes:
Diana M. Rea
101 Elizabeths Court 1
Antioch, TN, 37013

Map No. 149020C00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211