Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Amy Citron
1024 Granada Av
Nashville TN 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
JPMorgan Chase Bank, N. A.
5409 Maryland Way
Brentwood, TN 37027

MAP 83-1
GROUP
PARCEL 206

Davidson County DEEDWARR
Recvd: 03/04/08 08:18 2 pgs
Fees:13.00 Taxes:370.00
20080304-0021279

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jim Allen and wife, Melissa W. Allen,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Amy Citron**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of J.G. Grissim's Grand Avenue Addition to East Nashville, of record in Plat Book 974, page 35, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Cheryl M. Elliott and husband, Daryl Elliott by deed dated November 30, 1993 from Michael P. Williamson and wife, Vickie L. Williamson of record in Book 9167, page 445, said Register's Office. And further conveyed to Maurice Muhammad and wife, Candice Muhammad by deed dated October 30, 2006 in Instrument No. 20061103-0137223, said Register's Office. And further conveyed by Substitute Trustee's Deed dated October 3, 2007 to Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of February 1, 2007 Securitized Asset Backed Receivables LLC Trust 2007-NC2 Mortgage Pss-Through Certificates, Series 2007-NC2 of record as Instrument No. 20071009-0120193, said Register's Office.

Being the same property conveyed to Jim Allen, married by deed from Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of February 1, 2007 Securitized Asset Backed Receivables LLC Trust 2007-NC2 Mortgage Pass-Through Certificates, Series 2007-NC2 dated December 17, 2007 of record in Instrument no. 20080102-0000143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **1024 Granada Avenue, Nashville, Tennessee 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the **15th** day of **February, 2008.**

Jim Allen

Melissa W. Allen by Jimmy E. Allen, Jr. As Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jim Allen**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and further acknowledged that he is the Attorney in Fact for Melissa W. Allen and that as said Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Melissa W. Allen as her free act and deed.

WITNESS my hand and official seal this 15th day of February, 2008.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of February, 2008.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009