Davidson County DEEDWARR
Recvd: 03/24/08 10:41 3 pgs
Fees:18.00 Taxes:419.95

20080324-0028799

New Owner:

This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title, LLC	Jerry Griswold and Phyllis Griswold
4875 Olde Towne Parkway, Suite 150	4735 Kalamath Dr,
Marietta, GA 30068	Old Hickory, TN 37138

File # 65003762
REO # 34432260
Parcel #061 030 117.00
Address: 908 SOLLEY DRIVE, NASHVILLE, TN 37216

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-2 Mortgage Backed Notes, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Jerry Griswold and Phyllis Griswold,** (herein referred to as "Grantee"), his/her/their/its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 26 day of FEB, 2008

THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS AND THE NOTE INSURER OF ABFS MORTGAGE LOAN TRUST 2000-2 MORTGAGE BACKED NOTES

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

By: KEITH CHAPMAN
REO Closing Manager

Its:

Notary Public

LISA K. SCOTT
MY COMMISSION # DD 747989
EXPIRES: January 20, 2012
Bonded Thru Budget Notary Services

1/20/12
My Commission Expires

STATE OF FLORIDA)
COUNTY OF ORANGE)

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared KEITH CHAPMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-2 Mortgage Backed Notes, its successors and assigns, by Ocwen Loan Servicing, LLC, as its attorney in fact and as the free act and deed of the within named The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-2 Mortgage Backed Notes.

WITNESS my hand and seal at office this 26 day of FEB, 2008.

LISA K. SCOTT
MY COMMISSION # DD 747989
EXPIRES: January 20, 2012
Bonded Thru Budget Notary Services

Notary Public, My commission expires:

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 113,500.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me before me on the date written above.

1/20/12
My Commision Expires

Notary Public

LISA K. SCOTT
MY COMMISSION # DD 747989
EXPIRES: January 20, 2012
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EXHIBIT "A"

Being lot No. 23 and the easterly 30 feet of Lot No. 22 of Block "K" on the plan of Broadmoor Subdivision, section 2, which is of record in book 547, page 174, register's office for Davidson County, Tennessee, and descrived as follows.

Said Lot No. 23 and part of Lot No. 22 adjoin and front together 60 feet on the southerly side of Solley Drive and run back between parallel lines 148.1 feet on the easterly line of Lot No. 23 and 147.56 feet on the westerly line of a part of Lot No. 22, to a dead line on which it measures 60 feet, more or less.

*Being the same property conveyed by Substitute Trustees Deed on 9/8/06 in Instrument 20060906-0109925

The property hereinabove described was acquired by the Grantor by instrument recorded in Book _____ at Page _____ in the aforesaid County and State.

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