(1)

245.35
18
$263.35

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1008-135
3859548

Davidson County DEEDWARR
Recvd: 04/04/08 09:57 3 pgs
Fees:18.00 Taxes:245.34
20080404-0034181

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 13th day of February, 2008, by The Bank of New York Trust Company, N.A., Grantor, by its duly authorized attorney in fact Residential Funding LLC f/k/a Residential Funding Corporation.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jeffrey Thomas Howard, Thomas R. Howard & Sandra D. Howard, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being building No. 7 Unit No. 3 and Garage no. 7-3-g on the plan of revised phase 2 &2A, Hermitage Woods Condominium Apartment of record in Book 4860, Page 62, 63 and 64 Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Bank of New York Trust Company, N.A. in Trustee's Deed filed as instrument number 20071109-0132321.

Commonly known as: 429 Raintree Place Unit #7-3, Hermitage, TN 37076.

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 his 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. by its duly authorized attorney in fact Residential Funding LLC f/k/a Residential Funding Corporation, record in the Register's Office of Davidson County, Tennessee at ~~Record Book~~ _____, ~~Page~~ _____.

Instrument # 20020415-0046166

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 f/k/a 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 13th **day of February, 2008.**

(Seal)

_____
Notary Public

ETHEL MORGAN
My Commission Expires
June 13, 2011

My commission expires: 6-13-2011

State of Tennessee

County of Williamson)ss

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, $66,309.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of February, 2008.

(Seal)

Notary Public



My commission expires: 3-7-2011

Property owner and party responsible for payment of taxes:
Jeff Howard
429 Raintree Place Unit #7-3
Hermitage, TN, 37076

Map No. 086-11-0B 023.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211