After Recording Return To:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box 14-A
4118-1

Davidson County DEEDWARR
Recvd: 11/25/08 09:11 3 pgs
Fees:18.00 Taxes:773.30
20081125-0115327

This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title of Tennessee, LLC	SunTrust Mortgage, Inc.
1900 The Exchange Building 500	P.O. Box 79041
Atlanta, GA 30339	Baltimore, MD 21279-0041

File # 85006546
REO # 4231616
Parcel #129.15-0-020.00
Address: 923 PERCY WARNER BLVD, NASHVILLE, TN 37205

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, **U.S. Bank National Association, as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2007-AB1, 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 Michael J. Ferri and Teresa * (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:
* A. Ferri, husband and wife

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 14 day of Nov, 2008

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2007-AB1
By: Wilshire Credit Corporation, as its Attorney In Fact

Alicia M. Laster
By:
Its: Alicia M. Laster
REO Team Lead

STATE OF Oregon
COUNTY OF Washington

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Alicia M. Laster, 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 Wilshire Credit Corporation, 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 U.S. Bank National Association, as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2007-AB1, its successors and assigns, by Wilshire Credit Corporation, as its attorney in fact and as the free act and deed of the within named U.S. Bank National Association, as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2007-AB1.

WITNESS my hand and seal at office this 14 day of Nov., 20 08.

OFFICIAL SEAL
S. OUILLETTE
NOTARY PUBLIC-OREGON
COMMISSION NO. 416836
MY COMMISSION EXPIRES APRIL 29, 2011

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 $ 209,000.00 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.

10/17/09
My Commision Expires

JENNA WILLMS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

Address New Owners: Michael J. Ferri and wife, Teresa A. Ferri, 923 Percy Warner Blvd., Nashville, TN 37205

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13, and 14, Register's Office for said County. Said Lot No. 130, which is a corner lot, fronts 104.3 feet on the Westerly margin of Percy Warner Boulevard and fronts 16.01 feet on the Southerly margin of Park Lane, said frontages being joined by a curve having a length of 39.3 feet, and extends back 100.76 feet on the Westerly line of 107.4 feet on the Southerly line to a point of intersection.

The property hereinabove described was acquired by the Grantor by instrument recorded in Instrument No. 20080716-0072602 in the aforesaid County and State.