BILL GARRETT, Davidson County
Trans:T20090023013 DEEDWARR
Recvd: 04/07/09 09:02 4 pgs
Fees:23.00 Taxes:333.00
20090407-0031590

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090100074S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Harden Property Group, LLC	SEND TAX BILL TO: Harden Property Group, LLC	MAP/PARCEL NUMBERS: 074-04; 73.00
(Name)	(Name)	
3364 Green Hickory Ld.	Same	
(Address)	(Address)	
Old Hickory, TN 37138		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Citibank, N.A., as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Harden Property Group, LLC, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 900 Hermitage Ridge Drive, Hermitage, TN, 37076, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 3/23/09, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Citibank, N.A., as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2 by Litton Loan Servicing LP as Attorney In Fact

BY: _____

NAME: J. LYNN BURROW
ASSISTANT VICE PRESIDENT

ITS: _____

State of Texas
County of Harris

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid J. LYNN BURROW who acknowledged to me that she/he is Authorized Signatory (Title of person signing) of Litton Loan Servicing LP (Name of Company), the attorney-in-fact for Citibank, N.A., as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2, and that in its capacity as attorney-in-fact for Citibank, N.A., as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Citibank, N.A., as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 23 day of March, 2009.

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

Notary Public
My Commission Expires: _____

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

Affiant

Subscribed and sworn to before me this 31st day of March, 2009

Notary Public

My Commission Expires: 9/16/09

WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
KEVANA M. NIXON

RE: 900 Hermitage Ridge Drive, Hermitage, TN 37076

TN_REO_SpecialWarrantyDeed(rev).rdw
IMF / DS 2/27/.2008

NSR-0901000745
03/19/09 @ 05:44-PM

EXHIBIT "A"

Being Lot No. 62 on the Plan of Hermitage Hills, Section 12, as of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 62 fronts 72 feet on Hermitage Ridge; thence around a curve to the North 39.27 feet to a concrete monument; thence with Bonnafiar Drive 107.42 feet to the southwest corner of Lot 63; thence with the southwest line of Lot 63, 122.21 feet to the northeast corner of Lot 61; thence with the southeast line of Lot 61, 155.71 feet to the East margin of Hermitage Ridge, the point of beginning.

Being the same property conveyed to Citibank, N.A., as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2 by Trustee's Deed dated 7/17/08, and recorded 7/25/08, instrument no. 20080725-0076263, in the Register's Office of Davidson County, Tennessee.

RE: 900 Hermitage Ridge Drive, Hermitage, TN 37076

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 900 Hermitage Ridge Drive, Hermitage, TN 37076