THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20090025209 DEEDWARR
Recvd: 04/16/09 13:09 2 pgs
Fees:13.00 Taxes:199.80
20090416-0034614

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 6th DAY OF April, 2009

Notary Public
My Commission Expires: ~~4/6/09~~ 11/9/12

FROM:
THE BANK OF NEW YORK MELLON
formerly known as The Bank of New York
on behalf of CIT Mortgage Loan Trust, 2007-1

TO:
LELAND D. WATTS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Leland D. Watts 2819 Gallatin Road Nashville, TN 37216	New Owner	08115023200

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, this indenture, made on the 25th day of March, 2009, by and between THE BANK OF NEW YORK MELLON, formerly known as The Bank of New York, on behalf of CIT Mortgage Loan Trust, 2007-1 , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto Leland D. Watts, a married person, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot Nos. 381 and 382 in the addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Underwood Street in the southwest corner of the property conveyed to Christopher Kittle and wife, by deed from W.J. Lemmer, et al, of record in Book 141, page 69, Register's Office for said County; thence with Kittle's easterly line northwardly 120 feet, more or less, to the southerly margin of a ten foot alley; thence with the southerly margin of said alley; eastwardly 40 feet to the northwest corner of the property conveyed to Harry J. Grimes by deed from William J. Lemmer, of record in Book 159, page 262, said Register's Office; thence with said Grimes' westerly line southwardly 130 feet, more or less, to the northerly margin of said Underwood Street; thence with same, westwardly 41 feet 10 inches to the beginning

Being the same property conveyed to The Bank of New York Mellon, on behalf of CIT Mortgage Loan Trust, 2007-1 by Substitute Trustee's Deed from Trustee Management Company, of record in Instr. 20081211-0119411, said Register's Office.

This conveyance is subject to (1) 2009 county Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in plat of record in Book 21, page 41, said Register's Office.

The street address of the Real Property is 1706 Underwood Street; Nashville, TN 37208.

____ Unimproved/ __X__ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 25 day of MARCH, 2009.

GRANTOR
THE BANK OF NEW YORK MELLON,
formerly known as The Bank of New York
on Behalf of CIT Mortgage Loan Trust, 2007-1

Jennifer Martin

By: Jennifer Martin
Its: AUTHORIZED SIGNATORY

STATE OF Oklahoma
COUNTY OF Oklahoma

Before me, the undersigned, a Notary Public within and for the state and county aforesaid personally appeared Jennifer Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the AUTHORIZED SIGNATORY of The CIT Group/Consumer Finance, Inc.(Attorney in Fact for The Bank of New York Mellon) and that he/she as such AUTHORIZED SIGNATORY, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said AUTHORIZED SIGNATORY as such AUTHORIZED SIGNATORY.

Witness my hand and official seal this 25 day of March, 2009,

My Commission Expires: 7/24/12 A Nicholas
NOTARY PUBLIC

A. NICHOLAS NOTARY # 08007374 EXP. 07/24/12 PUBLIC STATE OF OKLAHOMA

Mcintoshswd.sharon