BILL GARRETT, Davidson County
Trans:T20090033614 DEEDWARR
Recvd: 05/21/09 10:53 2 pgs
Fees:13.00 Taxes:462.50

20090521-0046820

SPECIAL WARRANTY DEED

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda Sero, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Jan. 27, 2013
Member, Pennsylvania Association of Notaries

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Allegheny
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May 2009

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9723

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Wayne Wilkerson	E. Wayne Wilkerson	108-08-0 265.00 /
(NAME)	(NAME)	
825 Sandburg Place	4171 Chandler Rd	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bank of America, National Association as successor by merger to Lasalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO E. Wayne Wilkerson,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot 39 on the plan of Reelfoot Subdivision, Section Three, as of record in Plat Book 6250, Page 167, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Brian Sharer, unmarried, by Warranty Deed from DiAnna Tindell, married, dated May 27, 2004 and recorded June 16, 2004 in Instrument Number 20040616-0070904, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Bank of America, National Association as successor by merger to Lasalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, dated March 3, 2009 and recorded March 9, 2009 in Instrument Number 20090309-0021216, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 825 Sandburg Place Nashville 37214
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee E. Wayne Wilkerson, and his/her/their assigns, forever.

Said Bank of America, National Association as successor by merger to Lasalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

#2009 0504

IN WITNESS WHEREOF, the said Bank of America, National Association as successor by merger to Lasalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, has executed this deed this ~~8th~~ 12th day of May, 2009

Bank of America, National Association as successor by merger to Lasalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 by Home Loan Services, Inc. fka National City Home Loan Services, Attorney in Fact

By _____

Eileen Papariella
Asst. Vice President

STATE OF PA

COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Eileen Papariella, ~~known to me on~~ satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Vice President of Home Loan Services, Inc. the Attorney in Fact of said Bank of America, National Association as successor by merger to Lasalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, the within named bargainor, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20080228-0019780 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this ~~8th~~ 12 day of May, 2009

Notary Public

My Commission expires: 1/27/13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda Sero, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Jan. 27, 2013
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RETURN TO:

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Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9723