0016616021

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of July, 2009, by and between, **Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2006-HE7, by EMC Mortgage Corporation, as Attorney-in-Fact,** party of the first part, and **Or Nitzan, married,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ( $10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit :

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

Being Lot No. 7 on PLAN OF GLENROSE ACRES of record in Book 3842, Page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Property Known as: 2524 Glenrose Avenue, Nashville, Tennessee, 37210

Parcel Id No.: 11907012600

This being the same property conveyed to **Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2006-HE7**, by Substitute Trustee's Deed of record in Instrument Number 20090609-0053357 in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Restrictions, dedications, declarations, covenants, conditions, reservations, easements and other matters in Plat Book 3842, Page 149; Book 3314, Page 404, and Book 3247, Page 1 in the Register's Office of Davidson County, Tennessee and 2009 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

**Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2006-HE7**

By EMC Mortgage Corporation, as Attorney-in-Fact

Susan Harber
Assistant Vice President

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

STATE OF Texas
COUNTY OF Denton

Personally appeared before me a Notary Public, Susan Harber with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the AVP of EMC Mortgage Corporation, as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

WITNESS my hand an Official Seal this 20th day of July, 2009.

NOTARY PUBLIC

My Commission Expires:

STATE OF TEXAS NOTARY PUBLIC
Kalesha Delina Ford
My Commission Expires
09/17/2012

BILL GARRETT, Davidson County
Trans: T20090050837 DEEDWARR
Recvd: 07/28/09 12:57 2 pgs
Fees: 13.00 Taxes: 122.10
20090728-0070645

STATE OF Texas
COUNTY OF Denton

I 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, is $33,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Susan Harber

AFFIANT

Subscribed and sworn to before me this the 20th day of July, 2009.

Kalesha Delina Ford

NOTARY PUBLIC

My commission expires: 9/17/2012

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Property Address:
2524 Glenrose Ave.
Nashville, TN 37210

New Owner and Mail Tax Bills to:
Or Nitzan
12518 Emelita St.
Valley Village, CA 91607

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427

NOTARY PUBLIC STATE OF TEXAS
Kalesha Delina Ford
My Commission Expires
09/17/2012

Return to:
Reli, Inc
105 West Park Dr. Ste 420
Brentwood TN 37027