SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090051468 DEEDWARR
Recvd: 07/30/09 11:06 2 pgs
Fees:13.00 Taxes:229.40
20090730-0071346

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 2009

Notary Public

MY COMMISSION EXPIRES: 3/20/10
(AFFIX SEAL)

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

RT9598

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Greer Kingrey	Matthew Greer Kingrey	052-06-0 054.00
(NAME)	(NAME)	
704 Florence Circle	368 Normandy Circle	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Nashville TN 37209	
(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 Assocaition, as successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Matthew Greer Kingrey, an unmarried man

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 No. 2 on the Plan of Madison Heights Subdivision, Section 1, of record in Plat Book 1424, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 by Trustee's Deed from Deanna Dorrough as Co-Trustee dated February 18, 2009 and recorded February 25, 2009 in Instrument Number 20090225-0016683, Register's Office for Davidson County, Tennessee.

The above grantee being now known as Bank of America, National Association, as successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1, effective October 17, 2008 when LaSalle Bank National Association, Charter No. 14362 merged into and under the charter and title of Bank of America, National Association, Charter No. 13044.

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 ☒ property, known as 704 Florence Circle Madison 37115
improved
(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 Matthew Greer Kingrey, and his/her/their assigns, forever.

Said Bank of America, National Assocaition, as successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 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.

IN WITNESS WHEREOF, the said Bank of America, National Assocaition, as successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 has executed this deed this 13th day of July, 2009

Bank of America, National Assocaition, as successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 by Home Loan Services, Inc., Attorney in Fact

By Eileen Paparielle, Asst VP

Kathleen A. Weir

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned a Notary Public in and for the State and County aforesaid, appeared Eileen Paparielle, Asst VP, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Eileen Paparielle, Asst VP of Home Loan Services, Inc., the Attorney in Fact of said Bank of America, National Assocaition, as successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 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 20080627-0066544, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 13th day of July, 2009

Melissa Linn Elliott
Notary Public

My Commission expires: 4/15/12

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melissa Linn Elliott, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 15, 2012
Member, Pennsylvania Association of Notaries

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9598