Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(2)

0007705981

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 19 day of June, 2009, by and between, **LaSalle Bank National Association, as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Serics 2004-HE11, by EMC Mortgage Corporation, as Attorney-in-Fact,** party of the first part, and **Shawn Simmons and wife, Rosario Simmons,** parties 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 :

LOCATED IN THE CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

BEING ALL OF UNIT NO. 1, IN 2901 ANDERSON ROAD CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, BEING A PART OF THE PROPERTY SHOWN ON THE PLAT OF FOREST VIEW PARK, SECTION II, LOT 308, OF RECORD IN BOOK 3842, PAGE 238, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE COMPLETELY AND ACCURATELY DESCRIBED IN A MASTER DEED, RECORDED IN INSTRUMENT NO. 20030113-0005151, OF SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENT, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS, AND TENANTS OF 2901 ANDERSON ROAD CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN INSTRUMENT NO. 20030113-0005151, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

Property Known as: 2903 Anderson Road, aka 2901B Anderson Road, Nashville, Tennessee, 37217

Parcel Id No.: 149-8B-1.00CO

This being the same property conveyed to LaSalle Bank National Association, as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2004-HE11, by Substitute Trustee's Deed of record in Instrument Number 20090316-0023610, 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 Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments, and other provisions in Master Deed of record in Instrument Number 20030113-0005151 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.

BILL GARRETT, Davidson County
Trans: T20090051915 DEEDWARR
Recvd: 07/31/09 13:48 2 pgs
Fees: 13.00 Taxes: 148.00

20090731-0071912

LaSalle Bank National Association, as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2004-HE11

Susan Harber
By EMC Mortgage Corporation, as Attorney-in-Fact

Susan Harber
Assistant Vice President

STATE OF TX
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 10 day of June, 2009.

Linda Penney
NOTARY PUBLIC

My Commission Expires:

LINDA PENNEY
Notary Public, State of Texas
My Commission Expires 10-31-2010

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 $40,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Susan Harber
AFFIANT

Susan Harber
Assistant Vice President

Subscribed and sworn to before me this the 10 day of June, 2009.

Linda Penney
NOTARY PUBLIC

My commission expires:

LINDA PENNEY
Notary Public, State of Texas
My Commission Expires 10-31-2010

Property Address:
2901B Anderson Road
Nashville, TN 37217

New Owner and Mail Tax Bills to:
Shawn & Rosario Simmons

***

***5624 Dory Dr.
Antioch, TN 37013

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