RT9796 RL

Return to:

RESOURCE TITLE AGENCY, INC.
2639 Elm Hill Pike, Suite 350
Nashville TN 37214

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this July 7, 2009, by and between **WILMINGTON TRUST, AS TRUSTEE OF THE LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3,** herein called Grantor, and **CAROLYN D. MCNEAL*,** herein called Grantee,

*unmarried

WITNESSETH: That for and In consideration of **ONE HUNDRED FOUR THOUSAND AND 00/100 DOLLARS ($104,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in County of **DAVIDSON,** State of **TENNESSEE.**

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record recorded in the **DAVIDSON COUNTY REGISTER, TENNESSEE** under Instrument No. 20090803-0072400

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

1. City of N/A taxes for the year N/A, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of Davidson taxes for the year 2009, and all subsequent years, the amount of which are not yet ascertainable, due or payable.

2. Other exceptions if any listed below.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, Claiming by, through, or under it, but not further or otherwise.

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20090052318 DEEDWARR
Recvd: 08/03/09 12:35 3 pgs
Fees:18.00 Taxes:384.80

20090803-0072402

This instrument was prepared by: **IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C.,**

WITNESS the signature of the Grantor the day and year first above written.

WILMINGTON TRUST, AS TRUSTEE OF THE LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3, BY ITS ATTORNEY IN FACT ONEWEST BANK, FSB, AS SUCCESSOR TO INDYMAC BANK, F.S.B.

By _____

Title Terri Hunter
Vice President
HLS-REO

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned notary public of the State and County mentioned, personally appeared Tim Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the V. P. of ONEWEST BANK, FSB AS SUCCESSOR TO INDYMAC BANK, F.S.B. IT'S ATTORNEY IN FACT FOR WILMINGTON TRUST, AS TRUSTEE OF THE LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3 the within named bargainor, a corporation, and that as such Terri Hunter, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as V. P..

WITNESS my hand and notarial seal at office this 7 day of July, 2009.

My commission expires:

_____
Notary Public

KARLA AGUILAR NOTARY PUBLIC STATE OF TEXAS EXPIRES 07-21-2012

Witness my hand, at office: _____

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $104,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alex Bobe
REO Closer
_____
Affiant

Witness my hand, at office: _____.

_____
NOTARY PUBLIC

KARLA AGUILAR NOTARY PUBLIC STATE OF TEXAS EXPIRES 07-21-2012

My Commission Expires:
Property Address: **780 DOVER GLEN DRIVE, ANTIOCH, TENNESSEE 37013**
Owners' Names: **CAROLYN D. MCNEAL**
Owner's Address: **780 DOVER GLEN DRIVE, ANTIOCH, TENNESSEE 37013**
Map and Parcel# **149-07-0-C 061.00 CO**
Mail Tax bill to: Same as new owner

This instrument was prepared by: **IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C.,**

EXHIBIT "A"

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

Lot Number 61, on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument Number 200406160071117, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Paul Rumohr by Warranty Deed from Greenvale Construction, LLC dated July 27, 2006 and recorded August 3, 2006 in Instrument Number 20060803-0094794, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to LaSalle Bank National Association, as Trustee by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated February 6, 2009 and recorded February 26, 2009 in Instrument Number 20090226-0016922, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association as Trustee of the LXS 20057N Trust Fund by Corrected Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated March 20, 2009 and recorded March 26, 2009 in Instrument Number 20090326-0027251, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilmington Trust, as trustee of the Lehman XS Trust Mortgage Pass-Through Certificates Series 2007-3 by Corrected Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated February 6, 2009 and recorded July 6, 2009 of record in Instrument No. 20090706-0062385, Register's Office for Davidson County, Tennessee.