STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Subscribed and sworn to before me this 3 day of SEPTEMBER, 2009.

My Commission Expires: July 24, 2011

DIANA M MORENO
Notary Public, State of Texas
My Commission Expires
July 24, 2011

Affiant Erica Zamora

Notary Public

BILL GARRETT, Davidson County
Trans:T20090062173 DEEDWARR
Recvd: 09/10/09 13:42 2 pgs
Fees:13.00 Taxes:111.00
20090910-0084853

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214
2274

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
PARMESH SHARMA 1720 HANOVER ROAD NASHVILLE, TN 37214 MAP & PARCEL NO. 072-12-0/027.00	PARMESH SHARMA 1838 MEADE AVE NASHVILLE, TN 37207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

U.S Bank National Association, as trustee for Bnc Mortgage Loan Trust 2007-2,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

PARMESH SHARMA,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Lot No. 80 on the Plan of Wters Place, as of record in Book 332, pages 136 and 137, Register's Office for said County, to which plan reference is herby made for a more complete description of said lot.

Being the same property conveyed to U.S Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2 by Trustee's Deed from Shellie Wallace, as Successor Trustee and Greg Ivester, as Co-Trustee dated November 26, 2008, and filed of record on December 5, 2008, in Instrument No. 20081205-0118056, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *1720 HANOVER ROAD, NASHVILLE, TN 37214*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER,

BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 3 DAY OF SEPTEMBER, 2009.

U.S Bank National Association, as trustee for Bnc Mortgage Loan Trust 2007-2

By Attorney-in-Fact: JPMorgan Chase Bank, NA

by: _____

James M. Dolan
Assistant Vice President

James M. Dolan
Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James M Dolan, who, upon oath, acknowledged him/herself to be the AVP of JPMorgan Chase Bank, NA, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that JPMorgan Chase Bank, NA executed the within instrument for the purposes therein contained and who further acknowledged that JPMorgan Chase Bank, NA is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 3 day of SEPTEMBER, 2009.

My Commission Expires: July 24, 2011

DIANA M MORENO
Notary Public, State of Texas
My Commission Expires
July 24, 2011

Diana M Moreno
Notary Public

==========

SPECIAL WARRANTY DEED

==========