BILL GARRETT, Davidson County
Trans:T20090085617 DEEDWARRSP
Recvd: 12/21/09 09:52 2 pgs
Fees:13.00 Taxes:175.01
20091221-0115645

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 7 day of **December, 2009,** by and between, **The Bank of New York Mellon formerly known as The Bank of New York on behalf of CIT Home Equity Loan Trust 2003-1** hereinafter called Grantor, and **Jude Santana and John Schweri** hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all 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 the, County of **Davidson**, State of Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 53, Building No. 7, in a horizontal property regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 79, and revised in Book 4460, Page 88, Register's Office for said county, to which reference is here made.

Being all or part of the same property described in Substitute Trustee's Deed of record at Instrument Number 20090511-0042965 in the Register's Office of Davidson County, Tennessee.

Commonly Known as: 4000 Anderson, Unit 53, Nashville, TN 37217

Subject to 2010 Davidson County Taxes hereby assumed by the Grantee.

Tax Parcel Number: 136030A05300C0

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 Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

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

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

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

The Bank of New York Mellon formerly known as The Bank of New York on Behalf of CIT Home Equity Loan Trust 2003-1

By: Vericrest Financial, Inc., as Attorney-in-Fact

BY: _____

TITLE: Mindi Hernandez
AUTHORIZED SIGNATORY

STATE OF Oklahoma
COUNTY OF Oklahoma

Before me, a Notary Public in and for said State and County, personally appeared _____ Mindi Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the _____ AUTHORIZED SIGNATORY of **Vericrest Financial, Inc., as Attorney-in-Fact for The Bank of New York Mellon formerly known as The Bank of New York on behalf of CIT Home Equity Loan Trust 2003-1** the within named bargainor, and that he/she as such officer, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **The Bank of New York Mellon formerly known as The Bank of New York on behalf of CIT Home Equity Loan Trust 2003-1 Vericrest Financial, Inc., as Attorney-in-Fact** by himself /herself as such officer.

WITNESS my hand and Notarial Seal at office this 7th day of December, 2009.

-SEAL-

NANCY ORTIZ NOTARY # 04008855 EXP. 09/29/12 PUBLIC STATE OF OKLAHOMA

Notary Public

My commission expires: 9-29-12

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $47,300.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 8 day of December, 2009.

KRISTIN L. BROWN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Notary Public

My Commission Expires: 2-16-11

Owner's Mailing Address:
4000 Anderson Rd., Unit 53
Nashville TN 37217

Property Address:
4000 Anderson, Unit 53
Nashville, TN 37217

Person or entity responsible for
The payment of taxes:
SAME

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
6510 Stage Road, Suite 1
Bartlett, TN 38134
File #