07

RT9755

Realty Title

RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20090087830 DEEDWARRSP
Recvd: 12/31/09 09:47 3 pgs
Fees:18.00 Taxes:333.37
20091231-0118802

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this September 10th, 2009, by and between **WILMINGTON TRUST COMPANY AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3,** herein called Grantor, and **KANDIS A. YOUNG**, herein called Grantee,

WITNESSETH: That for and In consideration of NINETY THOUSAND ONE HUNDRED AND 00/100 DOLLARS ($90,100.00), 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,

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, its heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that its 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 - taxes for the year -, and all subsequent years, the amount of which are not yet ascertainable, due or payable County of DAVIDSON taxes for the year 2010, 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.

This instrument was prepared by: IN REM REO SERVICES, INC. BY ITS ATTORNEYS BOIKO AND OSIMANI, P.C., RONALD S. OSIMANI 3447 N. Lincoln Ave., Chicago, Illinois 60657; Phone: 773-296-6100, Fax: 773-296-6166

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

WILMINGTON TRUST COMPANY AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3, BY ITS ATTORNEY-IN-FACT ONEWEST BANK, FSB *

By _____ Terri Hunter

Title _____ ~~Vice President~~ HLS-REO

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned notary public of the State and County mentioned, personally appeared Terri 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 VP REO of ***ONEWEST BANK, FSB IT'S ATTORNEY IN FACT FOR WILMINGTON TRUST COMPANY AS TRUSTEE FOR 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 VP REO.

WITNESS my hand and notarial seal at office this 10 day of September 2009

My commission expires: _____
Notary Public

KELLY C. WROBEL NOTARY PUBLIC STATE OF TEXAS EXPIRES 05-05-2012

Witness my hand, at office: **9-10-09**

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 ($90,100.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant Michael Albers

Witness my hand, at office:

KELLY C. WROBEL NOTARY PUBLIC STATE OF TEXAS EXPIRES 05-05-2012

_____
NOTARY PUBLIC

My Commission Expires:

Property Address: **788 DOVER GLEN DRIVE, ANTIOCH, TENNESSEE 37013**
Owner's Names: **KANDIS A. YOUNG**
Owner's Address: **788 DOVER GLEN DRIVE, ANTIOCH, TENNESSEE 37013**

Map and Parcel# **149-07-0-C-059.00 CO**
Mail Tax bill to:

* Power of Attorney being recorded simultaneously herewith in #20091231011880/

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Escrow File No.: **RT9755**

EXHIBIT "A"

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

Being all of Lot No. 59 on the Final Plat, Highlands of Chelsea Village, Section One, as shown by plat appearing of record in Instrument Number 20040616-0071117 and Instrument Number 20040309-0026802, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lots.

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 20060803-0094790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilmington Trust Company as trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-3 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated February 23, 2009 and recorded April 24, 2009 of record in Instrument No. 20090424-0037231, and re-recorded simultaneously herewith in Instrument No. 20091231011 8800, Register's Office for Davidson County, Tennessee.

KANDIS A. YOUNG BEING ONE AND THE SAME AS KANDIS YOUNG