0019365683

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 29 day of January, 2010, by and between, **Bank of America, National Association as Successor by Merger to LaSalle Bank National Association as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2007-HE1, by EMC Mortgage Corporation, as Attorney-in-Fact**, party of the first part, and **Phylanice A. Nashe,** married, party 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 :

Lot 78, SECTION ONE, DEER VALLEY CLUSTER LOT DEVELOPMENT, a Planned Unit Development, as shown on plat of record in Instrument No. 20030205-0016206, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property Known as: 1108 Streamdale Point East, Antioch, Tennessee, 37013

Parcel Id No.: 173.08-A-17

This being the same property conveyed to **Bank of America, National Association as Successor by Merger to LaSalle Bank National Association as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2007-HE1,** by Substitute Trustee's Deed of record in Instrument Number 20091209-0112429 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 Restrictions, dedications, conditions, reservations, easements and other matters in Instrument Number 20030205-0016206, Instrument Number 20021212-0153693, Book 222, Page 565, Quit Claim of Common Areas in Instrument Number 20040224-0020945; and Articles of Incorporation in Instrument Numbers 20021212-0153692, and 20070807-0093758, in the Register's Office of Davidson County, Tennessee and 2010 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.

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

Bank of America, National Association as Successor by Merger to LaSalle Bank National Association as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2007-HE1

By EMC Mortgage Corporation, as Attorney-in-Fact

Teresa Nixon
Vice President

BILL GARRETT, Davidson County
Trans: T20100013234 DEEDWARRSP
Recvd: 03/05/10 09:58 2 pgs
Fees: 13.00 Taxes: 814.00

20100305-0017046

STATE OF: TEXAS
COUNTY OF: Denton

Personally appeared before me a Notary Public, Teresa Nixon 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 VICE PRES. 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 29 day of January, 2010.

Eileen Deaton
NOTARY PUBLIC

My Commission Expires: 2/11/10

EILEEN DEATON
Notary Public, State of Texas
My Commission Expires 02/11/2010

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 $220,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Teresa Nixon
Vice President

AFFIANT

Subscribed and sworn to before me this the 29 day of January, 2010.

Eileen Deaton
NOTARY PUBLIC

My commission expires: 2/11/10

EILEEN DEATON
Notary Public, State of Texas
My Commission Expires 02/11/2010

Property Address:
1108 Streamdale Point East
Antioch, TN 37013

New Owner and Mail Tax Bills to:
Phylanice A. Nashe
1108 Streamdale Point East
Antioch TN 37013

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