2

BILL GARRETT, Davidson County
Trans: T20100023576 DEEDWARRSP
Recvd: 04/21/10 09:43 4 pgs
Fees: 23.00 Taxes: 342.25

20100421-0030025

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-100400179S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Billy G. Nunley, Jr. and Jennifer Nunley	SEND TAX BILL TO: Tennessee Bank + Trust	MAP/PARCEL NUMBERS: 150-09-0-240.00
(Name) PO Box 41696	(Name) 330 Mayfield Place #C6	
(Address) Nashville, TN 37204	(Address) Franklin, TN 37067	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bank Of America, National Association As Successor By Merger To Lasalle Bank National Association As Trustee For WMALT 2006-7, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Billy G. Nunley, Jr. and Jennifer Nunley, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2912 Walnut Crest Drive, Antioch, TN, 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 3-17-10, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Bank Of America, National Association As Successor By Merger To Lasalle Bank National Association As Trustee For WMALT 2006-7 by JPMorgan Chase Bank, National Association as Attorney In Fact

By: Brenda Oxford

Name: BRENDA OXFORD

Its: Vice President

State of FLORIDA
County of DUVAL

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid BRENDA OXFORD who acknowledged to me that she/he is Vice President (Title of person signing) of JP MORGAN CHASE BANK (Name of Company), the attorney-in-fact for Bank Of America, National Association As Successor By Merger To Lasalle Bank National Association As Trustee For WMALT 2006-7, and that in its capacity as attorney-in-fact for Bank Of America, National Association As Successor By Merger To Lasalle Bank National Association As Trustee For WMALT 2006-7 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Bank Of America, National Association As Successor By Merger To Lasalle Bank National Association As Trustee For WMALT 2006-7 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 17 day of MARCH, 2010.

WILLIAM HASKIN
MY COMMISSION # DD 729467
EXPIRES: November 18, 2011
Bonded Thru Notary Public Underwriters

William Haskin

Notary Public

My Commission Expires: _____

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Carolyn Hart

Affiant

Subscribed and sworn to before me this 4/19/10.

Notary Public

My Commission Expires: 2-18-13

HARRINGTON KAYLA L. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Forest View Park, Section 1, of record in Plat Book 3700, Page 109-110, Registers Office for said County.

Being the same property conveyed to Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-7, by Substitute Trustee's Deed recorded at Instrument No. 20091117-0105719.

RE: 2912 Walnut Crest Drive, Nashville, TN 37217

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 2912 Walnut Crest Drive, Nashville, TN 37217