Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-2492
1172006045

BILL GARRETT, Davidson County
Trans:T20100024584 DEEDWARRSP
Recvd: 04/26/10 10:46 3 pgs
Fees:18.00 Taxes:203.50
20100426-0031192

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th day of April, 2010, by Citibank, N.A., not individually, but solely as trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-SD2, Grantor, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Jotyar & Rajab Investors Group, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 116 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee. Said Lot No. 116 fronts 76 feet on the Easterly margin of McGavock Pike and extends back between lines 189.28 feet on the Northerly line and 189.33 feet on the Southerly line to a dead line in the rear measuring 76.07 feet thereon. Restrictive Covenants contained in an instrument of record in Book 1785, Page 631, and in Book 1807, Page 413, Register's Office for Davidson County, Tennessee; subject to all matters of record in Plat Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Citibank, N.A., not individually by solely as trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-SD2 by Trustee's Deed filed December 18, 2009 as Instrument No. 20091218-0115412 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 233 McGavock Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto its successors and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Citibank, N.A., not individually but solely as trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-SD2, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

POA Instrument # 20100426-0031191

BY: _____

Desmond Cline-Smythe
VP Loan Documentation

ITS: _____

Acknowledgment

State of Maryland

County of Frederick **ss.**

On this day before me, a Notary Public, personally appeared Desmond Cline-Smythe **to me personally well-known, who acknowledged that he/she is the** VP Loan Documentation **of Wells Fargo Bank, N.A., a corporation, as attorney-in-fact for Citibank, N.A., not individually but solely as trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-SD2, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 15th **day of** April, 2010.

_____
Notary Public

My commission expires: Sept. 9, 2013

_____
(Seal)

MICHAEL A MOSS
Notary Public
Frederick County
Maryland
My Commission Expires Sep 9, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, or we, 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, $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 21st day of April, 2010.

Notary Public

My commission expires:

07/16/2011
(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Jotyar & Rajab Investors Group
405 Cedar Cliff Rd
Antioch TN 37013

Map No. 095-04-0-083.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211