THIS INSTRUMENT PREPARED
BY & RETURN TO:
BRIAN K WIDENER
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009111724TNI

BILL GARRETT, Davidson County
Trans:T20100057394 DEEDWARRSP
Recvd: 09/13/10 13:44 3 pgs
Fees:18.00 Taxes:1147.00
20100913-0072660

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 5 day of Aug., 2010, by and between **The Bank of New York Mellon f/k/a Bank of New York, as Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1** as party of the first part, located at 4600 Regent Blvd #200, Irving, Texas 75063 and, **JOHN COLEMAN HAYES III**, party of the second part located at 717 Princeton Hills Dr, Brentwood, TN 37027;

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 said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT No. 275, on the Plan of Tynewood Estates, Section Two, as shown on plat of record in Plat Book 2900, Page 89 and 90, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the westerly margin of Skymont Drive, at the corner of Lots Numbers 274 and 275; thence with the same, northerly 9.6 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, northwesterly 25.2 feet to the beginning of a curve; thence around said curve; northerly 113.9 feet to the corner of Lots 275 and 276; thence with the line between said two lots northwesterly 267.5 feet; thence southwesterly 174.1 feet; thence South 2 degrees 51 minutes East 198.5 feet to the corner of Lots Numbers 274 and 275; thence with the line between said two lots, easterly 400 feet to the beginning.

Being the same property conveyed to The Bank of New York Mellon f/k/a Bank of New York, as Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 from Shapiro & Kirsch, LLP, as Substitute Trustee dated 9/22/08, filed 5/10/08 in Instrument No. 20080910-0092777, Davidson County Records.

THE LAST RECORDED DEED WAS FILED OF RECORD IN INSTRUMENT NO. 20080910-0092777, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

Property: 4603 SKYMONT DRIVE Nashville TN 37215
Parcel ID No.: 131 13 0 031.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or 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;

and that the title and quiet possession thereto he will warrant and 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 their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **The Bank of New York Mellon f/k/a Bank of New York, as Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

The Bank of New York Mellon f/k/a Bank of New York, as Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, By American Home Mortgage Servicing, Inc., pursuant to that Power of Attorney recorded in Instrument No. 10014069, Shelby Co, TN records.

BY: _____
Shunna Dykes

TITLE: Assistant Secretary

STATE OF Texas

COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Shunna Dykes, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Secretary of _____, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 5 day of Aug.,

_____
Notary Public

SEAUNTE WATSON
My Commission Expires
June 16, 2013

My Commission Expires: 6/16/2013

****

Property: 4603 SKYMONT DRIVE Nashville TN 37215
Parcel ID No.:
File Number: REO2009111724TN1

Mail Tax Notices To and Property Owner:
JOHN COLEMAN HAYES III
717 PRINCETON HILLS DRIVE
BRENTWOOD, TN 37027

I, or we, 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 $ 310,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of August, 2010

Notary Public

My Commission Expires: 7.14.12

KIM WILLIAMS NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES JULY 14, 2012