SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100076871 DEEDWARRSP
Recvd: 12/06/10 15:53 2 pgs
Fees:13.00 Taxes:499.50
20101206-0097187

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 2010

Notary Public Suzanne Molnar

MY COMMISSION EXPIRES: (Affix Seal)

NOTARIAL SEAL STATE OF OHIO

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-7-2015

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11354

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony A. Freeman and Lajoy R. Freeman	Tony A. Freeman & LaJoy R. Freeman	033-09-0-003.00
(NAME)	(NAME)	
1501 Birdwell Drive	1501 Birdwell Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **Deutsche Bank National Trust Company as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2007-A**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Tony A. Freeman and Lajoy R. Freeman,** Husband & wife. AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee,

Being Lot No. 26 on the Plan of Birdwell Subdivision, Phase Two of record in Plat Book 7900, Page 762, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jerry C. Hankins, a single man by Warranty Deed from Joel S. Birdwell, dated November 20, 1998 and recorded on December 15, 1999 in Instrument No. 199912150303282, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Deutsche Bank National Trust Company as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2007-A by Trustee's Deed from Shellie Wallace, Successor Trustee, dated February 24, 2010 and recorded March 19, 2010 in Instrument No. 20100319-0020708, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1501 Birdwell Drive Goodlettsville 37072
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Tony A. Freeman and Lajoy R. Freeman, and his/her/their assigns, forever.

Said **Deutsche Bank National Trust Company as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2007-A**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Deutsche Bank National Trust Company as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2007-A**

., has executed this deed this October 13,2010

Deutsche Bank National Trust Company as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2007-A, By: Litton Loan Servicing, LP, as Attorney in Fact

J LYNN BURROW
VICE PRESIDENT

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the J. LYNN BURROW Vice President of **Litton Loan Servicing, LP**, the Attorney in Fact of said **Deutsche Bank National Trust Company as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2007-A**, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book 1401, Page 1450-1454 or in Instrument Number 10423465 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this October 13, 2010

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

Notary Public

My Commission expires: _____

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT11354

1501 Birdwell Drive
Goodlettsville, TN 37072