BILL GARRETT, Davidson County
Trans:T20110004267 DEEDWARRSP
Recvd: 01/21/11 12:52 4 pgs
Fees:23.00 Taxes:146.15
20110121-0006052

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-110100002S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Lance V. Long and Beth D. Long	SEND TAX BILL TO: Lance V. Long and Beth D. Long	MAP/PARCEL NUMBERS: 052-01-0-050.00
(Name) 4335 Morriswood Dr	(Name) 4335 Morriswood Dr	
(Address) Nashville, TN 37204	(Address) Nashville, TN 37204	
(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, The Bank Of New York Mellon, F/K/A The Bank Of New York, As Trustee On Behalf Of CIT Mortgage Loan Trust 2007-1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Lance V. Long and Beth D. Long, the Grantees herein, their successors, heirs and assigns, that certain *husband and wife

X improved unimproved real estate located at 341 Harrington Avenue, Madison, TN, 37115, 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.

Witness our hand as of the JAN 14 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

The Bank Of New York Mellon, F/K/A The Bank Of New York, As Trustee On Behalf Of CIT Mortgage Loan Trust 2007-1 by Vericrest Financial, Inc. as Attorney In Fact

By: _____

Name: Mindi Hernandez

Its: AUTHORIZED SIGNATORY

State of Oklahoma
County of Oklahoma

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Mindi Hernandez who acknowledged to me that she/he is AUTHORIZED SIGNATORY (Title of person signing) of Vericrest Financial Inc. (Name of Company), the attorney-in-fact for The Bank Of New York Mellon, F/K/A The Bank Of New York, As Trustee On Behalf Of CIT Mortgage Loan Trust 2007-1, and that in its capacity as attorney-in-fact for The Bank Of New York Mellon, F/K/A The Bank Of New York, As Trustee On Behalf Of CIT Mortgage Loan Trust 2007-1 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by The Bank Of New York Mellon, F/K/A The Bank Of New York, As Trustee On Behalf Of CIT Mortgage Loan Trust 2007-1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 14th day of January, 2011.

_____
Notary Public Rachel Alviso
My Commission Expires: 1-21-13

RACHEL ALVISO
Notary Public
State of Oklahoma
Commission # 00020302 Expires 01/21/13

TN_REO_SpecialWarrantyDeed_1pg.rdw
JMF/DS LD 12/10/2010

NSR-110100002S
01/03/11 @ 03:29 PM

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $39,500.00.

Affiant

Subscribed and sworn to before me this 1.20.11.

Notary Public

My Commission Expires: 9.9.14

RE: 341 Harrington Avenue, Madison, TN 37115

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Property commonly known as: 341 Harrington Ave., Madison, TN 37115 County of Davidson

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 20 of Block "B" on the Plan of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for said County, to which plat reference us hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee on behalf of CIT Mortgage Loan Trust 2007-1 from Jennie Camp aka Jennie Joanna Camp, an unmarried woman & Jennifer Cripps aka Jennifer M. Cripps aka Jennifer Michelle Cripps, an unmarried woman by Warranty Deed dated 07/13/2010, recorded on 09/17/2010 in Instrument No. 20100917-0074058.

RE: 341 Harrington Avenue, Madison, TN 37115

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: 341 Harrington Avenue, Madison, TN 37115