This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Ronald Watson	Fifth Third Mortgage Company	MAP 136-15B
3401 Anderson Road, Unit 73	5001 Kingsley Drive	PARCEL 28.00CO
Antioch, TN 37013	Cincinnati, OH 45227	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Merrill Lynch Credit Corporation**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Ronald Watson,** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Phase 1, a Horizontal Property Regime (private Element) of Smith Springs Townhomes, as of record in Book 11700, page 16, Revised in Book 11700, page 41 and Instrument No. 20010629-0068936, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Merrill Lynch Credit Corporation by Substitute Trustee's Deed from Shapiro and Kirsch, LLP, Ashley M. Jones, Authorized Agent of record as Instrument No. 20100923-0075695, Register's Office for Davidson County, Tennessee, dated September 8, 2010. And being the same property conveyed to Trent D. Thompson, unmarried, by NVR, Inc., T/A Ryan Homes, a Virginia corporation of record as Instrument No. 20000918-0092722, Register's Office for Davidson County, Tennessee, dated September 8, 2000.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

This is (X) IMPROVED property known as **3401 Anderson Road, Unit 28, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 18th day of July, 2007.

Merrill Lynch Credit Corporation

By: _____
Tami Couchot, Vice President

BILL GARRETT, Davidson County
Trans:T20110020114 DEEDWARRSP
Recvd: 04/06/11 09:37 2 pgs
Fees:13.00 Taxes:399.60
20110406-0026492

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Tami Couchot** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she as the Authorized Signatory of **Merrill Lynch Credit Corporation,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29 day of March, 2011.

EVELYN S. CHASE
Commission # DD 891195
Expires July 21, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

Evelyn S Chase
Notary Public

My Commission Expires: 7/21/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$108,000.00**.

Affiant

Subscribed and sworn to before me this 31st day of March, 2011.

Notary Public

My Commission Expires: May 8, 2012

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN