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Davidson County DEEDWARRSP
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Fees:28.00 Taxes:1202.50
20110622-0048012

TENNESSEE
SPECIAL WARRANTY DEED

TO BE RECORDED IN THE DAVIDSON **COUNTY REGISTER'S OFFICE**
PLEASE RECORD & RETURN TO:

The Silk Companies
1000 Germantown Pk.
Suite J-4
Telephone:610-994-8600

The preparer of this instrument has not conducted an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

Name and address of Grantee/Property Owner:
GERALD C. ANDRADY, 759 Raycroft Place, Nashville Tn. 37203

Name and address of entity responsible for payment of realty taxes if different from Grantee: GERALD C. ANDRADY, 759 Raycroft Place, Nashville Tn. 37203

Affidavit of Value or Consideration

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 325,000.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn before me, this 22 day of June, 2011.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARINA OEUB, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires June 29, 2011

Seal

Donna Huscher
Affiant

My Commission Expires: 6-29-2011

Notary Public

Deed Prepared By: T&A REO, Inc
2006 Walnut Street, 2nd Fl, Philadelphia, PA 19103

TN-10-42803 DAVIDSON
100557447C 70845953

THIS INDENTURE, Made on the 19th day of May, 2011 by and between **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF ABFC 2007-WMC1 TRUST ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2007-WMC1**, by and through Ocwen Loan Servicing, LLC, attorney in fact, herein called the Grantor, and **GERALD C. ANDRADY**, herein called the Grantee, whose address is 759 Roycroft Place Nashville, Tn 37203 and where to mail future tax bills.

WITNESSETH, that the said Grantor, in consideration of the sum of TWO HUNDRED NINE THOUSAND ONE HUNDRED NINETY NINE DOLLARS 00/100 ($ 209,199.00) Dollars and other valuable consideration the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain, Sell and Convey unto the said Grantee, his/her/their heirs and assigns, all the following described real estate, situated in the County of DAVIDSON and State of Tennessee, to wit:

DESCRIBED property located in DAVIDSON County, Tennessee, to wit:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF ABFC 2007-WMC1 TRUST ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2007-WMC1** by SUBSTITUTE TRUSTEE'S Deed, dated 8/5/10 and recorded 9/16/10 in Instrument Number, 20100916-0073645, in the Register's Office for DAVIDSON County.

PARCEL#: 105-10-0-236.00

Commonly known as: 755 ROYCROFT PLACE, NASHVILLE, TN 37203

GRANTEE DOES hereby assume and agree to pay all current year *ad valorem* real property taxes assessed against the Demised Premises, based upon pro ration at closing.

SUBJECT TO covenants, conditions, easements, restrictions and reservations of record, if any.

TO HAVE AND TO HOLD THE SAME, Together with all and singular, the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining, forever. And said grantor for their

heirs, executors or administrators, does hereby covenant, promise and agree to and with said grantee, that at the delivery of these presents he/she/they are lawfully seized in his/her/their own right of an absolute and indefensible estate of inheritance, in fee simple, of and to all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind so ever: except as hereinbefore stated, and except for the lien of taxes, both general and special, not now due and payable.

AND that they will warrant and forever defend the same until the said grantee, his/her/their heirs and assigns, against said grantor, his/her/their heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

WORDS and phrases herein, including acknowledgement hereof, shall be conserved as in the singular or plural number, and is masculine or feminine gender, according to the context.

IN WITNESS THEREOF, The said grantor has hereunto set his/her hand and seal the day and year above written.

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF ABFC 2007-WMC1 TRUST ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2007-WMC1, by and through Ocwen Loan Servicing, LLC, attorney in fact

By: _____

Title: Robert Kaltenbach, Senior Manager

Of Ocwen Loan Servicing, LLC, as attorney in fact

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Robert Kaltenbach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ is the Senior Manager Of Ocwen Loan Servicing, LLC as attorney in fact for U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF ABFC 2007-WMC1 TRUST ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2007-WMC1 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 19th day of May, 2011.

_____

Notary Public Christine Figueroa

My Commission Expires: 8/25/13
Seal:

CHRISTINE M. FIGUEROA
Notary Public - State of Florida
My Comm. Expires Aug 25, 2013
Commission # DD 919941

Deed Prepared By: T&A REO, Inc
2006 Walnut Street, 2nd Fl, Philadelphia, PA 19103

LEGAL DESCRIPTION

Lot Numbers 19 and 20 on the plan of C.S. Caldwell's Second Roycraft Subdivision as of record in Book 421, Page 176, Register's Office for said County.

Said Lot Numbers 19 and 20 front together 150 feet on the Southerly side of Roycroft Avenue or Place and run back between parallel lines 150 feet to the alley.

BEING the same premises by which Shapiro & Kirsch, LLP as Substitute Trustee by deed dated 8/5/2010an recorded 9/16/2010 in Davidson County in document number 20100916-0073645 granted and conveyed unto U.S. Bank National Association as Trustee for the registered holders of ABFC 2007-WMC1 Trust Asset Backed Funding Corporation Asset Backed Certificates, Series 2007-WMC1, in fee.

Parcel ID Number: 105-10-0-236.00

True Copy Certification

I, Adrienne Delgado, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Montgomery

Personally appeared before me, Sarina Oeub, a notary public for this county and state, Adrienne Delgado who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/29/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARINA OEUB, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires June 29, 2011