BILL GARRETT, Davidson County
Trans:T20110042688 DEEDWARRSP
Recvd: 07/15/11 10:44 2 pgs
Fees:13.00 Taxes:233.10
20110715-0054200

**SPECIAL WARRANTY DEED**

THIS DEED, between The Bank of New York Mellon, (fka The Bank of New York) on behalf of CIT Mortgage Loan Trust, 2007-1 organized and existing under the laws of the United States of America, hereinafter called Grantor, and Teresa Claybrooks Michael hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

**The following described property located in Davidson County, Tennessee, to-wit:**

**The Westerly part of Lot Number 406, on the Plan of McGavock's Town North Nashville of record in Book 21, Page 23, in the Register's Office for Davidson County, Tennessee, and described in Book 547, Page 3, to which reference is hereby made for a more complete description.**

This legal description is identical with that in Deed of Trust recorded in Instrument Number20070302-0026008 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20100726-0058400, in said Register's Office.

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

Subject to any unpaid taxes, easements and restrictions.

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

The Bank of New York Mellon, (fka The Bank of New York) on behalf of CIT Mortgage Loan Trust, 2007-1 By Vericrest Financial Inc. As Attorney-In-Fact

Title: Mindi Hernandez AUTHORIZED SIGNATORY

**Vericrest Financial Inc.**

By: ~~LPS Asset Management Solutions, Inc.~~ as Attorney in Fact, its attorney in fact

STATE OF Oklahoma
COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nidi Hernandez of ~~LPS Asset Management Solutions, Inc~~ Vericrest Financial Inc. as Attorney in Fact as Attorney in Fact for The Bank of New York Mellon, (fka The Bank of New York) on behalf of CIT Mortgage Loan Trust, 2007-1 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of 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 and Official Seal at Office this 22 day of April, 2011.

JENNIFER MARTIN NOTARY # 08008022 EXP. 08/11/12 PUBLIC STATE OF OKLAHOMA

Jennifer Martin
NOTARY PUBLIC

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

I hereby 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 ~~$70,867.00~~ $63,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and swom to before me this the 7 day of July, 2011.

Notary Public

My commission expires: _____

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 3, 2012

Property Address: 1400 11TH AVENUE, Nashville, Tennessee 37208

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Teresa Claybrooks Michael
1400 11th Ave. N.
Nashville, TN 37208

Map & Parcel 081160138.00

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
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Memphis, TN 38117
(901)767-5566