Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120002916 DEEDWARRSP
Recvd: 01/12/12 13:21 5 pgs
Fees:28.00 Taxes:192.40
20120112-0003391

This instrument prepared by and
(MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1040BATN
Property ref: 244 WHITSETT ROAD, NASHVILLE, TN 37211

SPECIAL WARRANTY DEED

Send tax bills to: NEW OWNER

Name and address of new owner: MTLC PROPERTIES, LLC
804 HOLT GROVE. CT
NASHVILLE, TN 37211

Map parcel number: 119 05 0 409.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

U.S. Bank, National Association, as Trustee for the holders of the Banc of America Funding Corporation, 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

MTLC PROPERTIES,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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 hereinafter.

We further covenant and bind ourselves, our heirs 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 the grantor.

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.

The Grantee(s), of the real property described herein may not re-sell, record an additional conveyance document, or otherwise transfer title to the real property described herein within 60 days following execution of this Special Warranty Deed.

Witness our hand this 22 day of December, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

U.S. Bank, National Association, as Trustee for the Holders of the Banc of America Funding Corporation, 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1 By Bank of America, NA, as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP as its attorney in fact

By: _____
Its: Asst Vice President

By: _____
Its: Asst Vice President

State of Texas
County of Collin

Personally appeared before me, Lynae Hollins, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the Asst Vice President 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, at office, this 22 day of December, 2011.

Notary Public _____

My commission expires:
(Affix Seal)

NOTARY PUBLIC STATE OF TEXAS
BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

SEE EXHIBIT B
FOR POWER OF
ATTORNEY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 25, Block 1, on the Plan of Cumberland Nurseries, Blocks 1 & 2, of record in Plat Book 161, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank, National Association, as Trustee for the Holders of the Banc of America Funding Corporation, 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1, by deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated July 28, 2011 recorded August 16, 20011 of record in Instrument No. 20110816-0063108, said Register's Office.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $52,000.00

Karen McCallie
Affiant

Subscribed and sworn to before me, this 29th day of December, 2011.

Notary Public
My Commission Expires: 9/3/12

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "B"

RECORD AND RETURN
BAC HOME LOANS - REM ESCROW
2375 N. GLENVILLE DRIVE
MAIL CODE: TX2-983-01-01
RICHARDSON, TX 75082

ATTN: _____

RECORDING REQUESTED BY:

BAC Home Loans Servicing, LP
1800 Tapo Canyon SV2-88
Simi Valley 93063
Attention: Document Procurement

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

U.S. Bank National Association, as Trustee, 60 Livingston Avenue, EP-MN-WS3D, St. Paul, MN 55107 hereby constitutes and appoints **BAC Home Loans Servicing, LP,** ("Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Servicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (4) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreement, and no power is granted hereunder to take any action that would be adverse to the interests of U.S. Bank National Association. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank National Association, as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") and the Notes secured thereby.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association, as Trustee, and to use or take any lawful means for recovery by legal process or otherwise.

2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or building thereon, as U.S. Bank National Association, as Trustee's act and deed, to contact for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.

3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of releases, satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association, as Trustee.

4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Servicer hereby agrees to indemnify and hold U.S. Bank National Association, as Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the exercise by the Servicer of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of U.S. Bank National Association, as Trustee under the related servicing agreements.

Witness my hand and seal this 5th day of May, 2009.

U.S. Bank National Association, as Trustee

NO CORPORATE SEAL

Witness: Tanveer Ashraf

By: _____
Shannon M. Rantz, Vice President

Witness: Susan Kranz

By: _____
Brian Giel, Assistant Vice President

Attest: Derek Klein, Assistant Vice President

ACKNOWLEDGMENT

State of Minnesota

County of Ramsey

On this 5th day of May, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the following officers of U.S. Bank National Association Shannon M. Rantz as Vice President, Brian Giel as Assistant Vice President and Derek Klein as Assistant Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of U.S. Bank National Association, a national banking association, and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: _____
Joseph P. Wagner

JOSEPH P. WAGNER
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1/31/2011

My commission expires: 1/31/2011