BILL GARRETT, Davidson County
Trans:T20120016420 DEEDWARR
Recvd: 03/06/12 10:28 3 pgs
Fees:18.00 Taxes:129.50
20120306-0019500

This instrument prepared by:
Vicky Kinnard
First American Title
2750 Chancellorsville Drive
Tallahassee, Florida 32312
(877)928-4853

File No.: **9909-3962802**

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this FEBRUARY 20th, 2012, by and between **U.S. Bank, NA, Successor Trustee to Bank of America, NA, as Successor Trustee to LaSalle Bank, NA, as trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1**

by: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact, party of the first part, and **Pandora Properties, LLC, a Tennessee limited liability company**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **NASHVILLE**, County of **DAVIDSON**, State of **Tennessee**, to wit:

BEING LOT NO. 37 ON THE PLAN OF WILLOW CREEK, SECTION 2, OF RECORD IN BOOK 5200, PAGE 630, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20111026-0083111** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **050-02-0-042.00**
X Improved OR
Unimproved property located at: **3628 WILLOW CREEK COURT, NASHVILLE, Tennessee 37207**

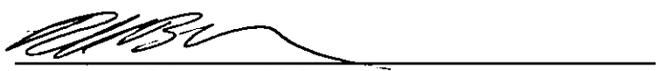
TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

U.S. Bank, NA, Successor Trustee to Bank of America, NA, as Successor Trustee to LaSalle Bank, NA, as trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1



Russell Black, AVP
by: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact

****

Owner's Name: **Pandora Properties, LLC**

and Address: **4205 Gallatin Pike Rd.**
Nashville, TN 37216-2111

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Pandora Properties, LLC
4205 Gallatin Pike Rd.
Nashville, TN 37216-2111

State of TEXAS

County of COLLIN

Before me, Cindy Ton (name of notary public) of the State and County mentioned, personally appeared Russell Black with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be AVP (president or other officer authorized to execute the instrument) of **U.S. Bank, NA, Successor Trustee to Bank of America, NA, as Successor Trustee to LaSalle Bank, NA, as trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1**

by: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in this FEBRUARY 20th, 2012.

CINDY TON
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-01-15

Notary Public Cindy Ton

My Commission Expires: _____

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$35,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Russell Black, AVP

Subscribed and sworn to before me this FEBRUARY 20th, 2012.

Notary Public Cindy Ton

My Commission Expires: _____

CINDY TON
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-01-15