Davidson County DEEDWARR
Recvd: 05/02/12 12:37 5 pgs
Fees:28.00 Taxes:125.43
20120502-0037635

Commitment Number: 2960129
Seller's Loan Number: 74640175_882450

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.
New Property Owner/Mail Tax Statements To:
Ruth Elders Education Trust, 417 36TH AVE., N. NASHVILLE, TN 37209-3817

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
09209022700

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the MARCH 30, 2012, by and between **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL2** , whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082,** hereinafter grantor, and party of the first part, for $33,900.00 (Thirty-Three Thousand Nine Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Ruth Elders Education Trust**, hereinafter grantee, party of the second part, whose tax mailing address is **417 36TH AVE. N., NASHVILLE, TN 37209-3817**, the real property described in the **Attached Exhibit A:**

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

WITNESSETH: That for and in consideration $33,900.00 (Thirty-Three Thousand Nine Hundred Dollars and no Cents), 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 as set forth in the **Attached Exhibit A.** Said property is commonly known as **417 36TH AVE. N., NASHVILLE, TN 37209-3817** .

Exhibit A

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known as Lot No. 75, on the Plat of W.R. Wilson Plan, of record in Book 332 Page 161, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed from RECONTRUST COMPANY, N.A. to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL2, as described in Deed Instrument 20120213-0012274, Recorded 02/13/2012 in DAVIDSON County Records.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its 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 it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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 in their proper gender and number according to the context hereof.

Executed by the undersigned on MARCH 30TH, 2012:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL2, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as attorney in fact

By: _____

Name: ANIBAL RIVERA

Its: AVP

STATE OF TEXAS

COUNTY OF COLLIN

Before me, RUSSELL W. BLACK, a Notary Public of said State and County aforesaid, personally appeared ANIBAL RIVERA its AVP on behalf of **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL2, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as attorney in fact**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP of BANK OF AMERICA, NA the within named Grantor, Party of the First Part and Bargainor, a TEXAS corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of BANK OF AMERICA, NA Inc., by himself as such AVP,.

Witness my hand and seal, this 30 day of MARCH, 2012.

Notary Public: _____

My Commission Expires 2/8/16.

RUSSELL W BLACK
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-08-16

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Beaver)

I, Lauren Kelley,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 33,900.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lauren Kelley
Affiant

Affiant, Lauren Kelley, subscribed and sworn before me this 20 day of April, 2012.

Sharon R. Glaab
Notary Public

My commission expires: _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Terri Baker, 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 PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker 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: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries