Property address:
2607 Delk Ave.
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20120032927 DEEDWARRSP
Recvd: 05/04/12 10:56 2 pgs
Fees:13.00 Taxes:67.34
20120504-0038517

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of April, 2012 by and between The Bank of New York Mellon, as Trustee for CIT Home Equity Loan Trust 2002-2, party of the first part, and Maxie Patton and Jaron C. Jaggers , 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 County of **Davidson**, Tennessee:

Described property located in Davidson County, Tennessee, described as follows:

Lot Number 17 on the Plan of Section One, Normal Heights, of record in Book 2331, Page 21, Register's Office for said County.

Said Lot Number 17 fronts 50.5 feet on the South side of Delk Avenue and runs back 162.5 feet on the West line of 164.2 feet on the East line, to a dead line in the rear on which it measures 50 feet.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20111114-0088456, in the Register's Office of Davidson County, Tennessee.

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

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record including in Plat Book 2331, Page 21 and Protective Covenants of record in Book 2337, Page 497, in the Register's Office of **Davidson** County, Tennessee; year 2012 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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 said party of the first part the day and year first above written.

The Bank of New York Mellon, as Trustee for CIT Home Equity Loan Trust 2002-2
By: Vericrest Financial, Inc., as Attorney in Fact

By: _____
Printed Name: Mindi Hernandez
Title: AUTHORIZED SIGNATORY

STATE OF Oklahoma
COUNTY OF Oklahoma

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Mindi Hernandez, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the AUTHORIZED SIGNATORY of Vericrest Financial, Inc., which caused this instrument to be executed on behalf of The Bank of New York Mellon, as Trustee for CIT Home Equity Loan Trust 2002-2 the within named bargainer, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of The Bank of New York Mellon, as Trustee for CIT Home Equity Loan Trust 2002-2.

~~WITNESS my hand, at office~~, this 23rd day of April, 2012.

LEAH LEDFORD
Notary Public
State of Oklahoma
Commission # 10000901 Expires 02/05/14

Notary Public

Commission Expiration: _____

PREPARED BY & RETURN TO:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Suite 301
MEMPHIS, TN 38120
F2640306

PROPERTY ADDRESS:
2607 Delk Avenue
Nashville, TN 37208

PARCEL ID NUMBER: 08110006800

PROPERTY OWNER AND ADDRESS
& MAIL TAX BILLS TO:
MAXIE Patton + JARON C. Jaggers
2753 Windemere Drive
Nashville, TN 37214

State of Tennessee
County of Shelby

I, or we, 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 **$18,200.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 26th day of April, 2012.

Notary Public

ALISON V. KOSOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires July 16, 2014

Commission expiration:

S:\Chris\Chris Server\Green River Docs\SWD.The Bank of New York Mellon as Trustee for CIT Home Equity 2002-2 Vericrest. 2607 Delk.docx