This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1022-015

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIASMON)

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 $31,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 10th day Of MAY. 2012.

Notary Public
My Commission Expires: 3/3/15
(Seal)

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Thomas J. Watson<br>122 Woodval Drive<br>Hendersonville TN 37075 | NEW OWNER | 072 11 0 277.00 |

BILL GARRETT, Davidson County
Trans:T20120034884 DEEDWARRSP
Recvd: 05/11/12 09:46 2 pgs
Fees:13.00 Taxes:114.70
20120511-0040899

# SPECIAL WARRANTY DEED
## (Corporation)

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact, Vericrest Financial, Inc, by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20100217-0012026 , in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Thomas J. Watson, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 in Burn's Subdivision of Maxey's Addition to Brownsville, of record in Book 161, Page 98, Register's Office for said County.

Said Lot No. 39 fronts 62 feet on the easterly margin of Burns Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 by Substitute Trustee's Deed filed March 14, 2012 and recorded as Instrument 20120314-0021814 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2135 Burns Street, Nashville, TN 37216

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 3rd day of May 2012.

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, by its duly authorized attorney in fact, Vericrest Financial, Inc

BY: _____
Mindi Hernandez

ITS: AUTHORIZED SIGNATORY

Certificate of Acknowledgment

State of Oklahoma

County of Oklahoma )ss.

Personally appeared before me, the undersigned Notary Public, Mindi Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the AUTHORIZED SIGNATORY of 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 3rd day of May 2012

_____
Notary Public

My commission expires:

2/5/14
(Seal)

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