BILL GARRETT, Davidson County
Trans:T20120045393 DEEDWARRSP
Recvd: 06/20/12 09:11 4 pgs
Fees:23.00 Taxes:499.13



20120620-0053882

Commitment Number: 2957656
Seller's Loan Number: 879615

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:
JAMES OTIS JONES III, 4080 HOLLIS HILL DR NASHVILLE TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 147120B02100CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the June 5, 2012, by and between **U.S. Bank, National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-BC1**, 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 $134,900.00 (One Hundred and Thirty-Four Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **JAMES O. JONES II,*** hereinafter grantee, party of the second part, whose tax mailing address is **4080 HOLLIS HILL DR NASHVILLE TN 37211**, the real property described in the **Attached Exhibit A:**

*a married man

WITNESSETH: That for and in consideration $134,900.00 (One Hundred and Thirty-Four Thousand Dollars and 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 **4080 HOLLIS HILL DR., NASHVILLE, TN 37211**.

Exhibit A

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known as Lot No. 21 on the Final Plat of Classic Meadows, of record in Instrument 20040715-0084487, and by Certificate of Correction of record in Instrument 20050303-0023638, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Being the same property as conveyed from Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee to U.S. Bank, National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-BC1, as described in Deed Instrument 20120206-0010503, Dated 01/30/2012, Recorded 02/06/2012 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.

Being the same property conveyed to the part of the first part and recorded at: **20120206-0010503**

Executed by the undersigned on MAY 16TH, 2012:

U.S. Bank, National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-BC1 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, AVP

Its: _____

STATE OF TEXAS

COUNTY OF COLLIN

Before me, TAMYRA ROLAND, 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 Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-BC1, 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 16 day of MAY, 2012.

_____
Notary Public

My Commission Expires 2/24/15

TAMYRA ROLAND
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-24-15

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TEXAS
County of COLLIN

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 $ 134,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16TH day of MAY, 20 12.

Affiant

ANIBAL RIVERA, AVP
Print Name

TAMYRA ROLAND
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-24-15

(Seal)

Notary Public

My commission expires:

2/24/15

TAMYRA ROLAND
Print Name

CTIC# _____