STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

This instrument prepared by and
(MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1414BATN
Property ref: 112 MYRTLE ST, NASHVILLE, TN 37206

New Owner: Elizabeth Bradley
112 Myrtle St - Nashville, TN 37206

SPECIAL WARRANTY DEED

Send tax bills to: Franklin American Mortgage Company
501 Corporate Centre Dr, Ste 400, Franklin, TN 37067

Name and address of new owner: 112 Myrtle St - Nashville, TN 37206

Map parcel number: 08212014400

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC, ASSET-BACKED CERTIFICATES, SERIES 2007-1,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

ELIZABETH BRADLEY,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120045415 DEEDWARRSP
Recvd: 06/20/12 09:46 3 pgs
Fees:18.00 Taxes:229.40
20120620-0053907

Witness our hand this 21st day of May, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC, ASSET-BACKED CERTIFICATES, SERIES 2007-1

By Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP as its attorney in fact

By: _____
Its: Cory Klapperich, Assistant Vice President

By: _____
Its: Trisha Mothershed, Assistant Vice President

State of ARIZONA
County of MARICOPA

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Cory Klapperich (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC, ASSET-BACKED CERTIFICATES, SERIES 2007-1 and that he executed the same as the free act and deed of said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC, ASSET-BACKED CERTIFICATES, SERIES 2007-1.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Trisha Mothershed (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC, ASSET-BACKED CERTIFICATES, SERIES 2007-1 and that he executed the same as the free act and deed of said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC, ASSET-BACKED CERTIFICATES, SERIES 2007-1.

Witness my hand, at office, this 21st day of May 20 12.

_____
Notary Public J. Yetton
My Commission Expires: 06/21/2015
Affix seal

J. YETTON
Notary Public - Arizona
Pinal County
My Commission Expires
June 21, 2015

THT

Exhibit "A"

Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 76 on the plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for said County. Said Lot No. 76 fronts 50 feet on the westerly side of Myrtle Avenue and runs back between parallel lines 170 feet to an alley.

Source of title

_____ Trustee's Deed or
__x___ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20120118-0004800
County of DAVIDSON , TN