(1)

BILL GARRETT, Davidson County
Trans:T20120048311 DEEDWARRSP
Recvd: 07/02/12 08:30 5 pgs
Fees:28.00 Taxes:256.60
20120702-0057540

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-120500065S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Marcia Starks	SEND TAX BILL TO: Marcia Starks	MAP/PARCEL NUMBERS: 034030B30300C0
(Name) 303 Churchill Crossing	(Name) 303 Churchill Crossing	034030B30300C0
(Address) Madison, TN.	(Address) Madison, Tn	
(City) (State) (Zip) 37115	(City) (State) (Zip) 37115	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration 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 the CWALT, Inc., Alternative Loan Trust 2007-21CB Mortgage Pass-Through Certficates, Series 2007-21CB, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Marcia Starks, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 303 Churchill Crossing, Madison, TN, 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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 in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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 Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 5/15/2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-21CB Mortgage Pass-Through Certficates, Series 2007-21CB 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: Monja Steimer

Its: AVP

State of Arizona

County of Maricopa

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Monaj Stemer who acknowledged to me that she/he is AVP (Title of person signing) of Bank of America, NA (Name of Company), the attorney-in-fact for The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-21CB Mortgage Pass-Through Certficates, Series 2007-21CB, and that in its capacity as attorney-in-fact for The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-21CB Mortgage Pass-Through Certficates, Series 2007-21CB she/he executed, signed and delivered the above and foregoing instrument after having been authorized by The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-21CB Mortgage Pass-Through Certficates, Series 2007-21CB and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 15th day of May, 2012.

_____

Notary Public J Yetton

My Commission Expires: 6/21/2015

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

State of Arizona

County of Maricopa

The actual consideration or value, whichever is greater, for this transfer is $69,350.00.

Affiant Monja Steimer, Assistant Vice President

Subscribed and sworn to before me this 5/15/2012.

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

Notary Public J Yetton

My Commission Expires: 6/21/2015

RE: 303 Churchill Crossing, Madison, TN 37115

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 303 Churchill Crossing, Madison, TN 37115

EXHIBIT "A"

Land situated in Davidson County, Tennessee, further described as follows: to wit:

Land in Davidson County, Tennessee, being Unit No. 303, Phase 4, Building 3, Churchill Crossing Condominiums, a Horizontal Property Regime established by the Master Deed in Book, 7792, Page 915, and amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110 and Book 10996, Page 199 and in Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-21CB Mortgage Pass-Through Certificates, Series 2007-21CB by Deed of record in Register's Instrument No. 20120210-0012018, Register's Office of Davidson County, Tennessee.

RE: 303 Churchill Crossing, Madison, TN 37115