Prepared By and ~~Return to:~~ Crystal Green
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219
File # 12NL24342 REO

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

Davidson County DEEDWARRSP
Recvd: 07/24/12 11:18 7 pgs
Fees:38.00 Taxes:153.96
20120724-0064897

SPECIAL WARRANTY DEED 12WR15669

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
WILLIAM E. BREWER	WILLIAM E. BREWER	043 02 0 096.00
1148 STIRLINGSHIRE DR.,	1148 STIRLINGSHIRE DR.,	
HENDERSONVILLE, TN 37075	HENDERSONVILLE, TN 37075	

Record 2nd

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2007-AC1, a national banking association, ("Grantor"), in favor of WILLIAM E. BREWER, an individual ("Grantee").

FOR AND IN CONSIDERATION of the sum of $41,610.00 (Forty-One Thousand Dollars and Six Hundred and Ten Dollars and no Cents), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

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.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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 MY HAND this 17 day of July, 2012.

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2007-AC1 BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS ATTORNEY IN FACT

By: _____
Name: Cheryl Thayer
Its: Vice President

State of _____
County of _____

See Attached
Notary Acknowledgement

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2007-AC1 BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AS ATTORNEY IN FACT, the attorney-in-fact for , and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

_____
Notary Public
My Commission Expires: _____

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this July 17, 2012, by Cheryl Thayer, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for U.S. Bank National Association, as Trusteefor Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2007-AC1, on behalf of the corporation. He/she is personally known to me.

KANDIE NICOLE GEORGE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD893649
MY COMMISSION EXPIRES MAY 27, 2013

X _____

Notary Public

(seal)

Kandie Nicole George

Printed Name: _____

State of Kansas
County of Johnso

The actual consideration or value, whichever is greater, for this transfer is $41,610.00.

Melissa Dowdle
Affiant Melissa Dowdle

Subscribed and sworn to before me this July 19th 2012.

NOTARY PUBLIC STATE OF KANSAS LISA C. RUIS My Appt. Exp. 4/27/14

Lisa C. Ruis
Notary Public Lisa C. Ruis

My Commission Expires: 4/27/14

RE: 737 May Drive, Madison, TN 37115.

LEGAL DESCRIPTION
EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NUMBER 61 ON THE PLAN OF FARVIEW, SECTION III, OF RECORD IN PLAN BOOK 3700, PAGE 113, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD MILLER BY WARRANTY DEED RECORDED DECEMBER 22, 2006, AS INSTRUMENT NO. 20061222-0157855, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS: 737 MAY DRIVE, MADISON, TENNESSEE 37115.

TAX PARCEL NO.: 043 02 0 096.00

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM \WILSON & ASSOCIATES, PLLC\ RECORDED \05/29/2012\ IN DOCUMENT NUMBER \20120529-0046064\ IN SAID COUNTY AND STATE.

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

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

True Copy Certification

I, Amber Sledd, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amber Sledd
Signature

State of Kansas

County of Johnson

Personally appeared before me, [~~Name of Notary~~] Shawna Floyd, a notary public for this county and state, [~~name of person making certification~~] * Amber Sledd who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shawna S. Floyd
Notary's Signature
Shawanna S. Floyd

My Commission Expires: 8/19/2013
Notary Seal (if on paper)

SHAWANNA S. FLOYD
Notary Public
State of Kansas
My Commission Expires 8/19/2015