BILL GARRETT, Davidson County
Trans:T20120058295 DEEDWARRSP
Recvd: 08/07/12 09:36 5 pgs
Fees:28.00 Taxes:311.54
20120807-0070141

Commitment Number: 2966487
Seller's Loan Number: 890506

~~After Recording Return To:~~
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

Return To:
Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

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:
PATRICIA MAYS, 3001 HAMILTON CHURCH RD UNIT 352 ANTIOCH TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 163040A35200CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 5-23, 2012, by and between **U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2**, 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 $84,200.00 (Eighty-Four Thousand Dollars and Two Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to Patricia O Mays, Smgle hereinafter grantee, party of the second part, whose tax mailing address is **3001 HAMILTON CHURCH RD., UNIT 352, ANTIOCH, TN 37013**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $84,200.00 (Eighty-Four Thousand Dollars and Two 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 **3001 HAMILTON CHURCH RD UNIT 352 ANTIOCH TN 37013**.

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: **20120307-0019883**

Maximum principal indebtedness for Tennessee recording tax purposes is $84,200.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of ARIZONA
County of MARICOPA

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 $ ~~88,200~~ 84,200 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 23 day of MAY, 20 12.

Affiant

LUPE ZAPATA
Print Name

(Seal)

Notary Public

My commission expires:

Print Name JENNIFER NEVILLE
MARCH 27, 2016

CTIC# _____

JENNIFER NEVILLE
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
March 27 2016

Executed by the undersigned on 5-23, 2012:

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2 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: ROSEANNE SILVESTRO, AVP

Its: _____

STATE OF _____

COUNTY OF ARIZONA
MARICOPA

Before me, JENNIFER NEVILLE, a Notary Public of said State and County aforesaid, personally appeared ROSEANNE SILVESTRO its AVP on behalf of **U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2, 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 BAC the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such _____.

Witness my hand and seal, this 23 day of MAY 2012.

JENNIFER NEVILLE
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
March 27 2016

Notary Public

JENNIFER NEVILLE
MARCH 27, 2016

My Commission Expires_____

Exhibit A

All that certain parcel of land situate in Davidson County, State of Tennessee, being known and designated as follows: Land in Davidson County, Tennessee, being Unit 352, Hamilton Crossings Town homes, a Planned Unit Development, of record in Instrument No.: 20040212-0016945, as amended in Instrument No.: 20060206-0014793, Register's Office for Davidson County, Tennessee. Being the same property as conveyed from RECONTRUST COMPANY, N.A. to U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2, as described in Doc. No. 20120307-0019883, Recorded 03/07/2012 in DAVIDSON County Records.