Davidson County DEEDWARRSP
Recvd: 08/28/12 14:33 5 pgs
Fees:28.00 Taxes:679.88
20120828-0077631

Commitment Number: 212510
Seller's Loan Number: 5000206465

After Recording Return To:
PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

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.
DATE: 8-07-2012

New Property Owner/Mail Tax Statements To:
BEN F HAYNES, 708 KENDALL DR, NASHVILLE, TN 37209

SPECIAL/LIMITED WARRANTY DEED
TAX ID# 103-06-0-236-00

THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR TBW MORTGAGE BACKED TRUST 2007-1 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2007-1, whose mailing address is **1525 South Beltline Road Coppell, Texas 75019**, hereinafter grantor, for $183,750.00 (One Hundred and Eighty-Three Thousand Seven Hundred and Fifty Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **BEN F HAYNES AND DEBORAH J HAYNES**, hereinafter grantee, whose tax mailing address is **5817 VINE RIDGE DRIVE, NASHVILLE TN 37205**, the following real property:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot (s) 21, as shown on the map entitled Brookside Courts, Addition No. 3, of record in Plat Book 1835, page(s) 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property as conveyed from Patti L. Day and n/k/a Patti L. Tomlinson to Thomas Tomlinson and Patti L. Tomlinson, as described in Instrument # 20050405-0037057, Dated 03/01/2005, Recorded 04/05/2005 in DAVIDSON County Records.
Proper Address: 708 Kendall Dr, Nashville, TN 37209

Property Address is: 708 KENDALL DR, NASHVILLE, TN 37209

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.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: DOC #20120503-0037938

Executed by the undersigned on Aug-7, 2012:

THE BANK OF NEW YORK MELLON AS TRUSTEE FOR TBW MORTGAGE BACKED TRUST 2007-1 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2007-1, by Homeward Residential, Inc., fka American Home Mortgage Servicing Inc., As its Attorney in Fact

By: E Evelyn Brown

E. Evelyn Brown

Its: Assistant Secretary

STATE OF Texas

COUNTY OF Dallas

The foregoing instrument was acknowledged before me on August 7, 2012 by E. Evelyn Brown its Assistant Secretary on behalf of **THE BANK OF NEW YORK MELLON AS TRUSTEE FOR TBW MORTGAGE BACKED TRUST 2007-1 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2007-1, by Homeward Residential, Inc., fka American Home Mortgage Servicing Inc., As its Attorney in Fact**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

JENNIFER A. PATER
Notary Public, State of Texas
My Commission Expires
June 22, 2016

Notary Public

Jennifer A Pater

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 Dallas

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $183750.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 7th day of August, 2012.

Affiant Assistant Secretary

Heather Cordova
Print Name

JENNIFER A. PATER
Notary Public, State of Texas
My Commission Expires
June 22, 2016

(Seal)

Notary Public

My commission expires:

6/22/2016

Jennifer A Pater
Print Name

True Copy Certification

I, Karen Sciaretta, 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.

Karen M Sciaretta
Signature

State of PA

County of Allegheny

Personally appeared before me, Cynthia L. Ike a notary public for this county and state, Karen M Sciaretta who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cynthia L Ike
Notary's Signature

My Commission Expires: 11-24-13
Notary' Seal (if on paper)

NOTARIAL SEAL
CYNTHIA L IKE
Notary Public
CANONSBURG BORO., WASHINGTON CNTY
My Commission Expires Nov 24, 2013