RETURN TO:

Shapiro & Kirsch, LLP
535 Perkins Road Extended
Second Floor
Memphis, TN 38117

S&K #: 12-042089

SPECIAL WARRANTY DEED

THIS DEED, between Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP for the Benefit of the J.P Morgan Mortgage Acquisition Trust 2006-CW1, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Ernest J. Phipps, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

A CERTAIN CONDOMINIUM APARTMENT BEING TOWNHOUSE N0.15, BUILDING 3 IN A HORIZONTAL PROPERTY REGIME ON THE PLAT OF PRIEST LAKE PARK CONDOMINIUM TOWNHOUSES, PHASE I, AS OF RECORD IN BOOK 4460, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060323-0033409 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20111006-0077731, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following Grantor's execution of this Deed.

BILL GARRETT, Davidson County
Trans:T20120081922 DEEDWARRSP
Recvd: 10/29/12 11:19 2 pgs
Fees:13.00 Taxes:92.88
20121029-0098838

Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP for the Benefit of the J.P Morgan Mortgage Acquisition Trust 2006-CW1

By: _____

Title: Jessica Yetton, AVP

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica Yetton, AVP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who, upon oath, acknowledged that he/she is an officer or authorized signatory of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP for the Benefit of the J.P Morgan Mortgage Acquisition Trust 2006-CW1, the within named bargainor, a corporation, and that he/she, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer or authorized signatory.

WITNESS my hand and Official Seal at Office this 18TH day of OCTOBER, 2012.

Notary Public Susan Shambre

My commission expires: 5/27/2015

SUSAN SHAMBRE
Notary Public - Arizona
Maricopa County
My Commission Expires
May 27, 2015

STATE OF Arizona
COUNTY OF Maricopa

I 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 $25,101.50 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant JESSICA YETTON, AVP

Subscribed and sworn to before me this the 18 day of October, 2012.

SUSAN SHAMBRE
Notary Public - Arizona
Maricopa County
My Commission Expires
May 27, 2015

Notary Public Susan Shambre

My commission expires: 8/20/2015

Property Address: 4000 Anderson Road, Apt 15, Nashville, Tennessee 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ernest J. Phipps
PO Box 842
Hermitage, TN 37076

S & K File # 12-042089

Map & Parcel - 136-03-0A-015.00

THIS INSTRUMENT PREPARED BY:
Elizabeth Rodrigues
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Memphis, TN 38117
(901)767-5566