Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120085899 DEEDWARRSP
Recvd: 11/09/12 11:16 6 pgs
Fees:33.00 Taxes:251.60
20121109-0103727

Commitment Number: 3021133
Seller's Loan Number: 076277589

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

This instrument prepared by:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
FERNANDO GARCIA AND FAVIOLA MAGANA
133 SHANNON AVENUE
MADISON, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03316003600

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the October 19, 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 MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4,** 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 **$68,000.00 (SIXTY EIGHT THOUSAND DOLLARS, AND NO CENTS)** in consideration paid grants with covenants of limited warranty to **FERNANDO GARCIA AND FAVIOLA MAGANA,**

hereinafter grantee, party of the second part, whose tax mailing address is **133 SHANNON AVENUE, MADISON, TN 37115,**the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$68,000.00 (SIXTY EIGHT THOUSAND 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 **449 JANETTE AVENUE, GOODLETTSVILLE, TN 37072.**

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.

Buyers may not re-sell, record an additional conveyance document, or otherwise transfer title to the property within 60 days following the recordation of the deed conveying title to the property to buyer.

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 75 ON THE PLAN OF GATEWAY SUBDIVISION, SECTION 1, OF RECORD IN PLAT BOOK 3300, PAGES 39 AND 40, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DESCRIPTION.

Being the same property as conveyed from RAY HEAD AND TAMARA C. HEAD, MARRIED 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 MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4, as described in DOC NO. 20120523-0044730 , Dated 04/05/2012 , Recorded 05/23/2012 in DAVIDSON County Records

Executed by the undersigned on October 19, 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 MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4, BY BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, AS SERVICER AND ATTORNEY IN FACT

By: _____

Print Name: Sandra Lopez

Its: Assistant Vice President

A Power of Attorney relating to the above described property was recorded on

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on October 19, 2012 by Sandra Lopez, Assistant Vice President **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 MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4, BY BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, AS SERVICER AND ATTORNEY IN FACT.**

who is personally known to me or has produced AZ DL 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.

MARIA A. GOLDENBERG
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
April 13, 2013

Maria A. Goldenberg
Notary Public Maria A. Goldenberg

Maximum principal indebtedness for Tennessee recording tax purposes is xxxxx.
(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 $ 68,000.00 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 19th day of October, 20 12.

Affiant

Sandra Lopez, Assistant Vice President
Print Name

MARIA A. GOLDENBERG
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
April 13, 2013

(Seal)

Notary Public

My commission expires:

April 13, 2013

Maria A. Goldenberg
Print Name

CTIC# xxxxxxxxxxxxxxxx

Exhibit "A"
Legal Description

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 75 ON THE PLAN OF GATEWAY SUBDIVISION, SECTION 1, OF RECORD IN PLAT BOOK 3300, PAGES 39 AND 40, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DESCRIPTION.

Being the same property as conveyed from RAY HEAD AND TAMARA C. HEAD, MARRIED 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 MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4, as described in DOC NO. 20120523-0044730 , Dated 04/05/2012 , Recorded 05/23/2012 in DAVIDSON County Records.

Tax ID: 03316003600