BILL GARRETT, Davidson County
Trans:T20130008923 DEEDWARRSP
Recvd: 02/01/13 09:32 2 pgs
Fees:13.00 Taxes:203.50
20130201-0010573

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1022-030

STATE OF TN)
COUNTY OF Williamson)
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 $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James R. Thompson
Grantee or Agent of Grantee

Subscribed and sworn to before me this 31st day of January, 2013

Notary Public
My Commission Expires: 9-27-2015
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
John D Denton 4434 Brush Hill Rd Nashville, TN 37216	Same as new owner	041 16 0 027.00

SPECIAL WARRANTY DEED
(Corporation)

The Bank of New York Mellon Trustee for CIT Mortgage Loan Trust 2007-1, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Vericrest Financial Inc, by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20100217-0012026, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto John D Denton, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Bellshire Estates, Section V, as of record in Book 2133, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 by Successor Trustee's Deed recorded December 12, 2012, instrument number 20121212-0114338, Register's Office for Davidson County, Tennessee.

Commonly known as: 1139 Tuckahoe Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 24 day of January 2013.

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 by its lawful Attorney - in - Fact Vericrest Financial Inc

BY: Anne Beck

ITS: Vice President

Certificate of Acknowledgment

State of Texas

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Anne Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vice President of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 24 day of January 2013.

Robin Hoskins

Notary Public

My commission expires:

8/11/15

(Seal)

ROBIN HOSKINS
Notary Public, State of Texas
My Commission Expires
August 11, 2015