BILL GARRETT, Davidson County
Trans:T20130015555 DEEDWARRSP
Recvd: 02/25/13 13:41 6 pgs
Fees:33.00 Taxes:1830.93
20130225-0018637

Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
MARTIN GAINES AKIN SARAH FRANCES HENRY	MARTIN GAINES AKIN SARAH FRANCES HENRY	11511007100
6336 Bresslyn Rd	924 MAHOFF LANE	
Nashville, TN 37205	NASHVILLE, TN 37205	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD3 Asset Backed Certificates, Series 2007-SD3**, ("Grantor"), in favor of **MARTIN GAINES AKIN AND SARAH FRANCES HENRY, HUSBAND AND WIFE, AS TENANTS IN COMMON** ("Grantee").

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED NINETY-FOUR THOUSAND EIGHT HUNDRED FORTY-FIVE DOLLARS ($494,845.00)** , cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Last recorded Deed was filed of record at Instrument # 20121003-0090630 in the Register's Office of Davidson County, TN.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 27 day of December, 2012

GRANTOR:
Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD3 Asset Backed Certificates, Series 2007-SD3

BY: JPMorgan Chase Bank, National Association, Its Attorney in Fact

By: _____ 12-27-2012
Name: ~~Kandie Nicole George~~
Its: ~~Vice President~~

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of _____ (Name of Company), the attorney-in-fact for , and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, _____.

See Attached
Notary Acknowledgement

_____
Notary Public
My Commission Expires: _____

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this December 27, 2012, by Kandie Nicole George, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD3 Asset Backed Certificates, Series 2007-SD3, on behalf of the corporation. He/she is personally known to me.

CHRISTINA E. AVILES
MY COMMISSION # DD 987785
EXPIRES: May 3, 2014
Bonded Thru Notary Public Underwriters

X _____
Notary Public

(seal)

Christina E. Aviles

Printed Name: _____

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 258 on the plan of West Meade Farms, Inc., Section P of record in Book 2133, page 22 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2007-SD3 Asset Backed Certificates, Series 2007-SD3 by Trustee's Deed recorded 10/03/2012, as instrument No.: 20121003-0090630, Register's Office for Davidson County, Tennessee.

Commonly known as: 6336 Bresslyn Road, Nashville, Tennessee 37205.

Tax Parcel No.: 11511007100

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

MARTIN GAINES AKIN

SARAH FRANCES HENRY

6336 Bresslyn Rd
Nashville, TN 37205

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $494,845.00.

Affiant

Subscribed and sworn to before me this 9th day of January, 2013.

Notary Public

My Commission Expires: 9/27/2015