BILL GARRETT, Davidson County
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20130306-0022291

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:
Malvern R. Smith III And ELIZABETH L. SMITH	Malvern R. Smith III And ELIZABETH L. SMITH	117030H 13200CO
2600 Hillsboro Pike #132	2600 Hillsboro Pike #132	
Nashville, TN 37212	Nashville, TN 37212	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA4 Trust**, ("Grantor"), in favor of **MALVERN R. SMITH III AND ELIZABETH L. SMITH**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **($285,000.00)** , 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.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 1 day of March, 2013.

GRANTOR:

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA4 Trust

By: JPMorgan Chase Bank, National Association as attorney in fact

By: _____ 3/1/2013

Name: Carolyn K. Cloud

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 _____, _____.

_____
Notary Public
My Commission Expires: _____

See Attached
Notary Acknowledgement

DBI/67069091.2

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this March 1, 2013, by Carolyn K. Cloud, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA4 Trust, on behalf of the corporation. He/she is personally known to me.

X Janet Hill
Notary Public

(seal)

Printed Name: Janet Hill

JANET HILL
Notary Public - State of Florida
My Comm. Expires Sep 13, 2015
Commission # EE 130093
Bonded Through National Notary Assn.

Malvern R. Smith III
39 Keswick Ct.
Lincolnshire, IL 60069-3425

State of Illinois
County of Lake

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Malvern R Smith III
Affiant

Subscribed and sworn to before me this 30 of January, 2013

Carol A Skulski
Notary Public

OFFICIAL SEAL
CAROL A SKULSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/05/13

My Commission Expires: 10/5/13

DB1/ 67069091.2

SPECIAL WARRANTY DEED

EXHIBIT "A"

Unit 132, Garage G 74, and Storage Space S 311 on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended In Instrument 20060210-0016562, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Donald Robinson and Jana Littrell by Deed recorded Instrument No. 200703280037037, Registers Office for Davidson County.

Being the same property conveyed to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA4 by Substitute Trustee's Deed recorded 05/29/2012 as Instrument No. 20120529-0046067, Registers Office for Davidson County.

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.