BILL GARRETT, Davidson County
Trans:T20130026925 DEEDWARRSP
Recvd: 04/03/13 11:08 5 pgs
Fees:28.00 Taxes:236.71
20130403-0032833

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-130300097S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: James Stevens 475 West End St (Name)	SEND TAX BILL TO: James Stevens 475 West End St (Name)	MAP/PARCEL NUMBERS: 081060A01600
Cookeville, TN 38501 (Street Address)	Cookeville, TN 38501 (Street Address)	
(City, State, Zip)	(City, State, Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, US Bank, N.A., Successor Trustee To Bank Of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1, Grantor, has this day bargained and sold, and does hereby transfer and convey unto James Stevens, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1909 28th Avenue North, Nashville, TN, 37208, in Davidson County, Tennessee, described in Exhibit A attached hereto.

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 the Grantor's execution of this Deed.

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. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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 our hand as of the 3-27-13, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

US Bank, N.A., Successor Trustee To Bank Of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 by Bank of America N.A. successor by merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP as Attorney In Fact

By: _____

Name: Todd Gabert

Its: AVP

State of AZ

County of Maricopa

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Todd Gabert who acknowledged to me that she/he is AVP (Title of person signing) of Bank of America N.A. successor by merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP (Name of Company), the attorney-in-fact for US Bank, N.A., Successor Trustee To Bank Of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1, and that in its capacity as attorney-in-fact for US Bank, N.A., Successor Trustee To Bank Of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by US Bank, N.A., Successor Trustee To Bank Of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 27 day of March, 2013.

Notary Public Judy Shu

My Commission Expires: 8-20-15

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

State of AZ
County of Maricopa

The actual consideration or value, whichever is greater, for this transfer is $63,975.00.

Affiant Todd Gabert, AVP

Subscribed and sworn to before me this 3-27-13.

Notary Public: Judy Shu

My Commission Expires: 8-20-15

RE: 1909 28th Avenue North, Nashville, TN 37208

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

EXHIBIT "A"

Being Lot 16, Resubdivision of the remainder of Lots 4 thru 8 and Part of Lot 3, of the Subdivision of the East Part of Lot 10 of the Harding Bosley Tract Plat Book 547, Page 4 as shown on plat of record at Instrument Number 200305160067328 and corrected at Instrument Number 200310140151915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
Being the same property conveyed to US Bank, N.A., Successor Trustee To Bank Of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 by Trustee's Deed recorded 1/30/12, Instrument No. 20120130-0008018, in the Register's Office for Davidson County, Tennessee.
Commonly known as: 1909 28th Avenue North, Nashville, Tennessee 37208.
Tax Parcel No.: 081060A01600

RE: 1909 28th Avenue North, Nashville, TN 37208

SPECIAL WARRANTY DEED

EXHIBIT "B"

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1909 28th Avenue North, Nashville, TN 37208