

PREPARED BY:
ADAMS & EDENS
A PROFESSIONAL ASSOCIATION
CLOSING DEPARTMENT
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
MISSISSIPPI BAR #1131

~~RETURN TO:~~
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BRANDON, MISSISSIPPI 39043
(601) 825-9508
MISSISSIPPI BAR #1131

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned

**The Bank Of New York Mellon F/K/A The Bank Of New York, As Trustee For TBW Mortgage-Backed Trust
2007-1, Mortgage Pass-Through Certificates, Series 2007-1**

Address: 1525 S. Belt line Rd
Address: Coppell, TX 51039
Phone: (601) 825-9508 / N/A

does hereby grant, bargain, sell, convey and specially warrant unto

**JENNIFER LENAIR AND LORETTA G LENAIR, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP
AND NOT AS TENANTS IN COMMON**

Address: 4918 Encore Pkwy
Address: Walls, MS 38680
Phone: (662) 541-1631 / (662) 910-0058

the following described land lying and being situated in DESOTO COUNTY, Mississippi, to-wit:

(See Exhibit "A" attached) (Page 3)

Indexing Instructions: LOT 8, SEC A, ENCORE, PUD SEC'S 5 AND 8, T2S, R9W, DESOTO CO., MS

File #REO 2444
4918 ENCORE PARKWAY WALLS

* Prepare: Return to:
Realty Title
2396 E Parkway
Herranda, MS 38632
662-429-2680
10100077

EXHIBIT "A"

LOT 8, SECTION A, ENCORE, PUD, SITUATED IN SECTIONS 5 AND 8, TOWNSHIP 2 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 98, PAGES 46-47, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI

Excepted from the warranty hereof are all restrictive covenants, easements, rights of way and mineral reservations of record affecting the described land and property.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

It is agreed and understood that the 2010 taxes have been prorated as of this date on an estimated basis and Grantor will not be responsible for any adjustment of taxes after this date.

IN WITNESS WHEREOF, **The Bank Of New York Mellon F/K/A The Bank Of New York, As Trustee For TBW Mortgage-Backed Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1**, has caused this instrument to be signed in its name by its undersigned officer, on this the 8 day of April, 2010.

Se'Aunte Watson

Attorney In fact for **The Bank Of New York Mellon F/K/A The Bank Of New York, As Trustee For TBW Mortgage-Backed Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1**

BY: Se'Aunte Watson
Assistant Secretary

ITS: _____

STATE OF Texas
COUNTY OF Dallas

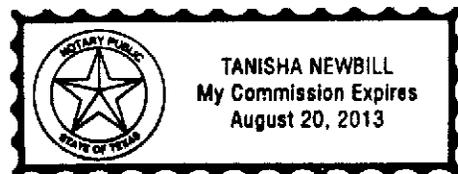
PERSONALLY appeared before me, the undersigned authority in and for the above mentioned county and state, Se'Aunte Watson, personally known to me to be the Assistant Secretary, of the within named American Home Mortgage Servicing Inc Attorney In Fact For **The Bank Of New York Mellon F/K/A The Bank Of New York, As Trustee For TBW Mortgage-Backed Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1**, who acknowledged that She signed, sealed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for and on behalf of said entity being so authorized to do in the premises.

WITNESS MY SIGNATURE AND OFFICIAL SEAL, this the 8 day of April, 2010.

Tanisha Newbill
NOTARY PUBLIC

My Commission Expires:

AUG 20 2013



File #REO 2444
4918 ENCORE PARKWAY WALLS

