



2012 00035980

Bk: 48766 Pg: 166
Page: 1 of 3 04/02/2012 03:53 PM WD

After Recording Return to:
NATIONSTAR - REO
Attn: JEANETTE SHAFFER
100 BEECHAM DRIVE
PITTSBURGH, PA 15205
File No. T011-045559

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 04/02/2012 03:53 PM
Ctrl# 109795 31443 Doc# 00035980
Fee: \$1,094.40 Cons: \$240,000.00

No. of Pages in Document: 3

Tax ID No.: 09-102-20

DEED

THIS INDENTURE made and entered into on this 15TH day of MARCH, 2012, by and between THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2007-FA2, BY NATIONSTAR MORTGAGE, LLC, ITS ATTORNEY-IN-FACT, organized and existing under the laws of Delaware, of 161 BRYAN STREET, ENERGY PLAZA, DALLAS, TX 78201 hereinafter referred to as Grantor(s) and DANIEL R. DUPLESSIS, A MARRIED MAN, of ~~2 BICKNELL DR., MENDON, MA~~ * 4 LEONARD ROAD MENDON, MA 01756, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in WORCESTER County, MASSACHUSETTS:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 47946, PAGE 356, Recorded: 10/11/2011

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

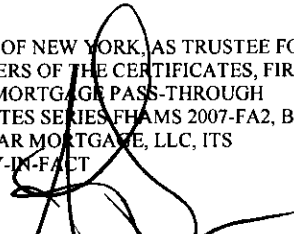
GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

20 BICKNELL DR., MENDON, MA

Assessor's parcel No. 09-102-20

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2007-FA2, BY NATIONSTAR MORTGAGE, LLC, ITS ATTORNEY-IN-FACT

BY 
NAME: ANDREW THOMAS
TITLE: ASST. SECRETARY

PA RECORDED HERewith,
BOOK 48766 PAGE 157

STATE OF TEXAS
March 15, 2012 DENTON, SS.

Then personally appeared the above named ANDREW THOMAS and acknowledged the foregoing instrument to be the free act and deed of the NATIONSTAR MORTGAGE before me.
LLC



Notary Public
My Commission Expires 08-20-2014



EXHIBIT A
LEGAL DESCRIPTION

THE LAND TOGETHER WITH ALL OF THE BUILDINGS AND STRUCTURES THEREON, SITUATED IN MENDON, WORCESTER COUNTY, MASSACHUSETTS, BEING LOT 10 CONTAINING 96510 SQUARE FEET OF LAND, AS SHOWN ON A PLAN ENTITLED "BUGLE HILL ESTATES", DATED SEPTEMBER 26, 1994, DRAWN BY SHEA ENGINEERING & SURVEYING CO., INC, WHICH PLAN WAS FILED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS AS PLAN NO. 55 IN PLAN BOOK 701 ON FEBRUARY 12, 1996. SAID LOT 10 HAS FRONTAGE ON BICKNELL DRIVE AND GEORGE STREET; FOR A MORE PARTICULAR DESCRIPTION, SEE SAID PLAN.

ALSO HEREBY CONVEYED IS THE RIGHT TO USE BICKNELL DRIVE TO GEORGE STREET, FOR ALL PURPOSES FOR WHICH STREETS AND WAYS COMMONLY ARE USED IN THE TOWN OF MENDON, IN COMMON WITH OTHERS ENTITLED THERETO

FOR TITLE SEE DEED DATED MAY 15, 1997 RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 18827, PAGE 321.

PARCEL ID NO.: 09-102-20

PROPERTY COMMONLY KNOWN AS: 20 BICKNELL DRIVE, MENDON, MA 01756