


2011019624 00155

 FORSYTH CO, NC FEE \$31.00
 STATE OF NC REAL ESTATE EXT
\$7600.00

PRESENTED & RECORDED:

05-25-2011 02:53:53 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDSBY: PATSY RUTH DAVIS
DPT**BK: RE 3003****PG: 1637-1641****SPECIAL WARRANTY DEED**

Excise Tax: \$7,600.00

 Tax Parcel ID No. _____ Verified by _____ County
 on the ____ day of _____, 20____ By: _____

 Mail to: Grantor Box 177 - Wyck # 6-1-1

 This instrument was prepared by: Carlton A. Shannon, Jr., Esq., Katten Muchin Rosenman LLP, 550 S. Tryon Street,
 Suite 2900, Charlotte, North Carolina 28202-4213

Brief description for the Index: Hunt Club Apartments - 103 Echo Glen Drive, Winston-Salem, NC

 THIS DEED, made this the 24 day of May, 2011, by and between

**GRANTOR: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED
 CERTIFICATEHOLDERS OF MERRILL LYNCH MORTGAGE TRUST 2007-C1,
 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-C1**

 (a/k/a U.S. Bank National Association, as Trustee for the Registered Certificateholders of Merrill Lynch
 Mortgage Trust 2007-C1 Commercial Mortgage Pass-Through Trust 2007-C1), whose mailing address is:
 c/o C-III Asset Management LLC, 5221 North O'Connor Boulevard, Suite 600, Irving, Texas 75039
 (herein referred to as **Grantor**) and

GRANTEE: HPI HUNT CLUB LLC, a Delaware limited liability company

 whose mailing address is: c/o Hamilton Point Investments, 7 Vista Drive, Old Lyme CT 06371
 (herein referred to as **Grantee**)
WITNESSETH:
 For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor
 hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations
 hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more
 particularly described as follows:

SEE ATTACHED EXHIBIT "A"

 Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2923, at Page 542, and being
 reflected on plat recorded in Map Book N/A.

 All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

 TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple,
 subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the Exceptions and Reservations on the attached EXHIBIT "B".

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**U.S. BANK NATIONAL ASSOCIATION, as Trustee for the
Registered Certificateholders of Merrill Lynch Mortgage
Trust 2007-C1, Commercial Mortgage Pass-Through
Certificates, Series 2007-C1**

By: C-III Asset Management LLC, a Delaware limited liability company (f/k/a Centerline Servicing Inc.) in its capacity as special servicer pursuant to that certain Pooling and Servicing Agreement dated as of August 1, 2007

By: *Don Edwards*

Name: Don Edwards

Title: Servicing Officer

State of Texas

County of Dallas

I, Jami Cushman, a Notary Public for Dallas County, State of Texas, do hereby certify that Don Edwards personally came before me this day and acknowledged that he/she is Servicing Officer of C-III Asset Management LLC, in its capacity as special servicer for U.S. BANK NATIONAL ASSOCIATION, as Trustee for the Registered Certificateholders of Merrill Lynch Mortgage Trust 2007-C1, Commercial Mortgage Pass-Through Certificates, Series 2007-C1, and acknowledged, on behalf of U.S. BANK NATIONAL ASSOCIATION, as Trustee for the Registered Certificateholders of Merrill Lynch Mortgage Trust 2007-C1, Commercial Mortgage Pass-Through Certificates, Series 2007-C1, the grantor, the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 16th day of May, 2011.

Jami Cushman
Notary Public

My Commission Expires: 12-06-14

(Official/Notarial Seal)

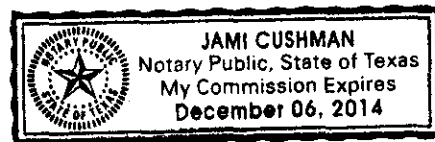


EXHIBIT "A"

Being all of that certain lot or parcel of land lying and being in the city of Winston-Salem, Forsyth County, North Carolina being more particularly described as follows:

BEGINNING at an existing iron pin in the easterly right of way margin of Old Town Drive (currently a forty-foot right of way), said point being formed by the intersection of said easterly right of way line of Old Town Drive with the southerly right of way line of Echo Glen Drive; Thence with the easterly right of way line of Old Town Drive N. $05^{\circ} 56' 52''$ E. 100.00 feet to an existing iron pin; Thence with the northerly right of way line of Echo Glen Drive four calls: (1) S. $81^{\circ} 01' 53''$ E. 11.64 feet to a existing iron pin; (2) thence S. $76^{\circ} 14' 24''$ E. 80.42 feet to an existing iron pin; (3) thence S. $81^{\circ} 47' 16''$ E. 21.76 feet to all existing iron pin; Thence S. $84^{\circ} 46' 04''$ E. 96.93 feet to an existing iron pin, the common easterly corner of Lots 13 and 15 of said Hodgin Park Subdivision; Thence with an easterly boundary line of lots 15, 17, 19, and 21 of said Hodgin Park Subdivision; N. $03^{\circ} 28' 42''$ E. 419.28 feet to an existing iron pin being the common easterly corner of Lots 21 and 23 of said Hodgin Park Subdivision, thence with a southerly boundary line of property owned by the city of Winston-Salem the following five (5) courses and distances: (1) S. $86^{\circ} 37' 43''$ E. 482.62 feet to a concrete monument; (2) N. $60^{\circ} 22' 27''$ E. 23.38 feet to a concrete monument; (3) N. $24^{\circ} 13' 52''$ E. 109.71 feet to an existing iron pin; (4) N. $24^{\circ} 53' 46''$ E. 174.47 feet to an existing iron pin; and (5) N. $15^{\circ} 23' 54''$ E. 221.89 feet to an existing iron pin the Southwestern corner of TGM Old Town Inc. deed recorded in book 2035 page 696 of the Forsyth Public Registry; thence with the southerly and westerly boundary line of TGM Old Town Inc. the following these (3) courses and distances (1) S. $65^{\circ} 03' 39''$ E. 131.71 feet to a existing iron pin; (2) S. $24^{\circ} 57' 01''$ W. 346.16 feet to a existing iron pin; and (3) S. $49^{\circ} 52' 02''$ E. 107.90 feet to a new iron pin the Northwestern corner of Gelwyn Woods, LLC deed recorded in book 2009 page 2067 of the Forsyth Public Registry; thence with the westerly boundary line of Gelwyn Woods, LLC the following four (4) courses and distances: (1) S. $05^{\circ} 12' 07''$ W. 119.89 feet to an existing iron pin; (2) S. $60^{\circ} 15' 29''$ W. 264.76 feet to an existing iron pin; (3) S. $21^{\circ} 20' 44''$ W. 50.28 feet to an existing iron pin; and (4) S. $05^{\circ} 06' 00''$ W. 210.15 feet to an existing iron pin the Northeastern corner of Winston Properties, Inc. deed recorded in book 1279 page 1749 of the Forsyth Public Registry; thence with the Northern boundary line of Winston Properties, Inc. N. $85^{\circ} 57' 57''$ W. 302.34 feet to a existing iron pin the Northeastern corner of Herman E. Schmid property deed recorded in book 1222 page 142 of the Forsyth Public Registry; thence with the boundary line of Herman E. Schmid two calls N. $87^{\circ} 30' 37''$ W. 184.51 feet to an existing iron pin; Thence S. $04^{\circ} 55' 33''$ N. 9.95 feet to an existing iron pin the northwest corner of Donna Schmid property, deed 1671 page 512 of the Forsyth Public Registry; thence with Donna Schmid northwestern line S. $30^{\circ} 49' 40''$ W 51.49 feet to an existing iron pin the Northeastern corner of Herman E. Schmid property deed recorded in book 1278 Page 583 of the Forsyth Public Registry and also being the northeastern corner of Lot 11 Hodgin Park plat recorded in plat book 4 page 30 Forsyth Public Registry; Thence with the northern line of Lot 11 N. $80^{\circ} 52' 41''$ W. 190.39 feet to the point and place of beginning, and containing 7.84 acres all as shown on a survey prepared by Jack R. Christian & Associates dated July 22, 2003, updated July 22, 2005, to which reference is hereby made.

EXHIBIT "B"

1. Taxes for the year 2011 due and payable, but not yet delinquent, and all subsequent years.
2. Any municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the real property described in Exhibit "A" and the Improvements located thereon.
3. Such matters as would be shown on a current and accurate survey of the real property described in Exhibit "A" and the Improvements located thereon.
4. Rights of parties in possession as tenants only, under unrecorded leases(s) or rental agreement(s).
5. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 29, Page 183.
6. Cable Television Installation Agreement to Summit Cable Services of Forsyth County, Inc. recorded in Book 1505, Page 944.
7. Dedication of Street and Roads recorded in Book 1472, Page 76.
8. Contract of Conveyance in favor of City of Winston-Salem recorded in Book 1608, Page 2250.
9. Easement and Memorandum of Agreement between Salem-Oxford Associates Limited Partnership and Time Warner Entertainment Advance/Newhouse Partnership dba Time Warner Cable recorded in Book 2125, Page 3161.
10. Time Warner Cable Service Agreement recorded in Book 2642, Page 292.
11. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 806, Page 441.
12. Easement(s) or right(s)-of-way in favor of Old Town Telephone Systems, Inc. recorded in Book 673, Page 110.
13. Easement(s) or right(s)-of-way in favor of Southern Bell Telephone and Telegraph Company recorded in Book 484, Page 259.
14. Title to that portion of the Land within the bounds of Echo Glen Drive.
15. Riparian rights of others incident to any branches, creeks, streams or other waters coursing the real property described in Exhibit "A".

AFFIDAVIT OF AUTHORITY**C-III ASSET MANAGEMENT LLC**

The undersigned Secretary of C-III Asset Management LLC, a Delaware limited liability company (the "Company"), certifies as follows:

The Company is authorized to and has duly created corporate-type offices, including the undersigned's office of Secretary, and the undersigned is authorized as Secretary of the Company to give this Certificate;

Don Edwards is a duly-appointed Servicing Officer for the Company. Don Edwards in his capacity as Servicing Officer has been and is authorized by Designation dated as of April 25, 2011, executed by Paul Smyth, President of the Company pursuant to authority granted to him pursuant to that certain Written Consent of Sole Member of C-III Asset Management LLC dated March 8, 2010 to execute any and all contracts, deeds, assignments, bills of sale, closing statements and any other instruments and documents necessary or useful to disposition of REO property, as the act of and on behalf of the Company, in its capacity as special servicer for U.S. Bank National Association, as Trustee for the registered holders of Merrill Lynch Mortgage Trust 2007-C1, Commercial Mortgage Pass-Through Certificates, Series 2007-C1 (aka U.S. Bank National Association, as Trustee for the Registered Certificateholders of Merrill Lynch Mortgage Trust 2007-C1 Commercial Mortgage Pass-Through Trust 2007-C-1).

Don Edwards's execution of any and all such instruments and documents is hereby ratified.

This 19th day of May, 2011.


Name: Jenna Vick Unell
Secretary of C-III Asset Management LLC