Davidson County DEEDWARR
Recvd: 01/22/03 15:47 2pgs
Fees:13.00 Taxes:1091.50

20030122-0009356

BOX #14A
G#15762-2

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 6th day of January, 2003 by and between U.S. Bank National Association, as Trustee, hereinafter called Grantor, and Jeffrey Robert Stoltz and Natascha T. Swihart-Stoltz, husband and wife, whose mailing address is 775 Greeley Drive, Nashville, TN 37205, their heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, TN, being Lot No. 239 on the Plan of Hillwood Estates, Section 10, of record in Plat Book 2331, Pages 95 and 96, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed by Substitute Trustee's Deed of record at Instrument Number 20021106-0136190, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 6th day of January, 2003.

U.S. Bank National Association, as Trustee

BY: Sandra Castille
Sandra Castille
Authorized Signatory

TITLE: _____

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public in and for said County and State, personally appeared Sandra Castille with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the Authorized Signatory, of U.S. Bank National Association, as Trustee, the within named bargainor, a National Association, and that such Authorized Signatory executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the association as Authorized Signatory.

Witness my hand and Official Seal at office this 16th day of January, 2003

KATHY HETHORN
Notary Public
State of Texas
My Commission Expires
January 18, 2006

Kathy Hethorn
Notary Public

My Commission Expires:

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Property Address: 775 Greeley Drive, Nashville, TN 37205
Parcel #: 102-16-24

PROPERTY OWNER ~~AND/AGENCY RESPONSIBLE FOR PAYMENT OF TAXES/~~
~~Mail Tax Bill to~~: Jeffrey Robert Stoltz and Natascha T. Swihart-Stoltz, 775 Greeley Drive, Nashville, TN 37205

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY ~~2002~~. 2003.

Katherine Goodson
Notary Public
My Commission Expires: May 28, 2003

KATHERINE GOODSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Send Tax Bills To: AmSouth Bank - RCN6
2050 Parkway Office Circle
Birmingham, AL 35244