Please Record and Return To:
Forsythe Title and Escrow
113 Shivel Drive
Hendersonville, TN 37075

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

Davidson County DEEDWARR
Recvd: 04/14/04 08:36 2pgs
Fees:13.00 Taxes:749.25
20040414-0041660

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2nd day of April, 2004 by and between U.S. Bank, N.A., as Trustee, Successor by the merger to Firstar Bank, N.A. Successor in Interest to Firstar Bank Milwaukee, N.A., as Trustee for Salomon Brothers Mortgage Securities VII, Inc. Floating Rate Mortgage Pass-Through Certificates Series 1999-NC2 hereinafter called Grantor, and Michael Csernovicz and wife, Elizabeth Csernovicz, their heirs and assigns, hereinafter called Grantees,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantees 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, Tennessee, TN, being Lot No. 29 on the Final Plat of Poplar Creek Estates, Phase IV of record in Book 9700, Page 195, Register's Office for said County, to which plan reference is hereby made for a more complete description. Subject to restrictions of record in Book 9472, Page 824 and Book 4788, Page 950; easement of record in Book 4259, Page 651; reservation of water rights in Book 4739, Page 739 and all matters shown on the plan of record, said Register's Office.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20031022-0156464, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantees, 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 2nd day of April,2004.

BY: J Hillery

TITLE: JOSEPH HILLERY Director

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned Notary Public in and for said County and State, personally appeared JOSEPH HILLERY Director 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 Director, of US Bank, N.A., the within named bargainor, a Corporation, and that such Joseph Hillery executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Joseph Hillery.

Witness my hand and Official Seal at office this 2nd day of April,2004.

Notary Public

Angela Blye
My Commission DD141376
Expires August 12, 2006

My Commission Expires:

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Property Address: 6733 Autumnwood Drive, Nashville, Tennessee 37221
Parcel # 155-8-C-26900

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Michael Csernovicz and Elizabeth Csernovicz
6733 Autumnwood Drive
Nashville, Tennessee 37221

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value,
whichever is greater, for this transfer is $ 202,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF April 2004.
Notary Public
My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006