RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

**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: 11/29/04 11:09 2pgs
Fees:13.00 Taxes:140.60
20041129-0141333

# SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19th day of November, 2004 by and between U. S. Bank National Association, as Trustee Under the Applicable Agreement, hereinafter called Grantor, and Brendan P. Callaghan and wife, Christine M. Callaghan, 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, Tennessee, being Lot No. 15 on the Map of W.S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, Register's Office for said County, and described as follows: Said Lot No. 15 fronts 50 feet on the easterly side of 14th Avenue North, and extends back between parallel lines, 140 feet to an alley.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20040723-0088579 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

14 day of November, 2004.

U.S. Bank National Association, as Trustee Under the Applicable Agreement

BY: X Stephen Staid

TITLE: Stephen Staid
Vice President

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 STEPHEN STAID 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 Under the Applicable Agreement, the within named bargainor, a Corporation, and that such STEPHEN STAID executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by STEPHEN STAID as VP of Litton Loan Servicing, LP, as Attorney in Fact for the bargaining corporation.

Witness my hand and Official Seal at office this 14 day of November, 2004.

*Litton Loan Servicing, LP, as Attorney in Fact for

Karl Cole
Notary Public

My Commission Expires: KARL G. COLE Notary Public State of Texas My Commission Expires 07-23-2007

**********

Property Address: 1814 14th Avenue North, Nashville, TN 37208
Parcel # 81-7-313

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: Brendan P. Callaghan and Christine M. Callaghan
1204 Firth Court
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is $***38,000.00

B Callaghan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 2004.

Mitchell A Watts
Notary Public
My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

2075-056563-LC