Davidson County DEEDWARR
Recvd: 12/06/04 13:34 2pgs
Fees:13.00 Taxes:69.93

20041206-0145065

SPECIAL WARRANTY DEED

G-CBB-04-1411

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,900.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON CO

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21ST Avenue South
Nashville, Tennessee 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Innovative Southern Builders	Innovative Southern Builders (NAME)	81-12-378.00
1411 10th Avenue North (ADDRESS)	PO Box 128454 (ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashville TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we U.S. BANK NATIONAL ASSOCIATION, F/K/A FIRST BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED MARCH 14, 1997, FOR CITYSCAPE HOME EQUITY LOAN TRUST 1997-B, ITS SUCCESSORS AND ASSIGNS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto INNOVATIVE SOUTHERN BUILDERS, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 130, MCGAVOCK'S TOWN NORTH NASHVILLE, as shown on plat of record in Plat Book 21, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to U.S. Bank National Association, fka First Bank National Association, as Trustee under the Pooling and Servicing Agreement dated March 14, 1997, for Cityscape Home Equity Loan Trust 1997-B by Substitute Trustee's Deed from Priority Trustee Services of TN. L.L.C., as Substitute Trustee, recorded the 28th day of October, 2004 in Instrument No. 20041028-0129630, in the Register's Office of Davidson County, Tennessee and being the same property conveyed to Brenda Puryear Patterson by Quitclaim Deed recorded March 28, 1996 in Book 9994, Page 64, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1411 10th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 24th day of November, 2004.

U.S. Bank National Association by Wilshire Servicing Corporation

BY: _____

STATE OF OREGON
COUNTY OF WASHINGTON

Personally appeared before me the undersigned a Notary Public for said County and State, Bryce Fendall, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged h.m self to be the Authorized Signer of U.S. Bank National Association, f/k/a First Bank National Association, as Trustee under the pooling and servicing agreement dated March 14, 1997, for Cityscape Home Equity Loan Trust 1997-B, its successors and assigns , the within named bargainor, a corporation, and that _____ as such Authorized Signer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by h.m self as Authorized Signer of Wilshire Servicing Corporation, Attorney in Fact

Witness my hand and official seal at

on this 24th day of November, 2004.

OFFICIAL SEAL
ANN L SINGER
NOTARY PUBLIC-OREGON
COMMISSION NO. 359900
MY COMMISSION EXPIRES SEPTEMBER 13, 2006

NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, Tennessee 37212