Davidson County DEEDWARR
Recvd: 01/10/05 11:24 2 pgs
Fees:13.00 Taxes:266.40

20050110-0003464

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Special Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Robert R. Henderson	Franklin American Mortgage	43-01-161
301 Sarver Ave.	501 Corporate Centre Dr. S-400	
Madison TN 37115	Franklin, TN 37067	

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FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

U.S. Bank National Association, N.D.

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert R. Henderson and, Kanjana Korpsombat, both unmarried, as joint tenants with the rights of survivorship, with the remainder to the survivor in fee,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the resubdivision of part of Lots L & K on the Plan of W. P. Ready Subdivision of the Thornton Tract, which is of record in Plat Book 5190, Page 420, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to U.S. Bank National Association, N.D. by Substitute Trustee's Deed, dated November 10, 2004 of record in Instrument No. 20041115-0136730, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is IMPROVED property known as 301 Sarver Ave., Madison TN 37115.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. 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 OUR HANDS THIS 3rd DAY OF DECEMBER, 2004.

U.S. Bank National Association, N.D.

Traci Luckhaupt

BY: Traci Luckhaupt
It's: Assistant Vice-President

STATE OF OHIO
COUNTY OF Hamilton
PERSONALY APPEARED BEFORE ME, Traci Lucklemyer **, IN HIS/HER CAPACITY AS** Assistant Vice President **WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE _____ OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.**

WITNESS MY HAND, AT OFFICE THIS 22nd **DAY OF DECEMBER, 2004.**

NOTARIAL SEAL STATE OF OHIO
DAWN M. FISH
Notary Public, State of Ohio
My Commission Expires 03-17-09

Dawn M. Fish
Notary Public

MY COMMISSION EXPIRES: 3-17-09

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00.

Robert R Henderson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON December 30, 2004.

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 07/24/07