STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Subscribed and sworn to before me, this 17 day of December, 2004.

My Commission Expires:

Affiant

DEBRA L. MURPHY
REQ. SPECIAL

V. ALBA
Commission # 1458119
Notary Public - California
San Diego County
My Comm. Expires Dec 23, 2007

Notary Public

Davidson County DEEDWARR
Recvd: 03/10/05 15:47 2 pgs
Fees:13.00 Taxes:518.00

20050310-0026862

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
THE VERDON COMPANY, LLC 3200 RIVER WALK DRIVE NASHVILLE, TN 37214 MAP & PARCEL NO. 085-12-0/054.00 CO	THE VERDON COMPANY, LLC 208 Woodshire Drive Smyrna, TN 37167

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

U S BANK NATIONAL ASSOCIATION, as Trustee,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

THE VERDON COMPANY, LLC

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 48 on the Plan of Rivers Edge, Section Three, as of record in Plat Book 9700, page 689, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to U S Bank National Association, as Trustee, by Quitclaim Deed from "MERS" Mortgage Electronic Registration System, Inc. being filed of record in Instrument No. 20050310-0026861, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *3200 RIVER WALK DRIVE, NASHVILLE, TN 37214*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY*

PREVIOUS TIME THERETO. 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 17 DAY OF DECEMBER, 2004.

U S BANK NATIONAL ASSOCIATION, as Trustee
By: Chase Manhattan Mortgage Corp. as attorney-in-fact

by: _____
JANE GUYETTE, VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JANE GUYETTE, VICE PRESIDENT, who, upon oath, acknowledged him/herself to be the JANE GUYETTE, VICE PRESIDENT of CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 17 day of DECEMBER, 2004.

My Commission Expires:

V. ALBA
Commission # 1458119
Notary Public - California
San Diego County
My Comm. Expires Dec 23, 2007

_____
Notary Public

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SPECIAL WARRANTY DEED

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