Davidson County DEEDWARR
Recvd: 12/28/05 09:23 2 pgs
Fees:13.00 Taxes:296.37

20051228-0154870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

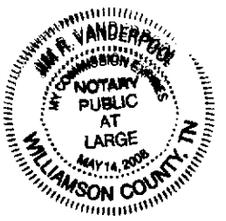
The actual consideration or value, whichever is greater, for this transfer is $80,100.00

Subscribed and sworn to before me, this 19 day of December, 2005.

Affiant

Notary Public

My Commission Expires:



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:
J. David Pearson 8103 Stacy Square Court Nashville, Tennessee 37221 MAP & PARCEL NO. 128-14-0/216.00	3008 [redacted] Harpeth Springs Drive Nashville, TN 37221

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 Consumer Finance

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

J. David Pearson, unmarried

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 10-A on the Plan of Zone Lot Division of Stacy Square Townhouses, Stacy Square, Section 7, as of record in Book 5200, Page 467, amending Book 5200, Page 438, 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 Consumer Finance by Deed In Lieu Of Foreclosure Deed from Aaron M. Gaskins and wife, Jennifer Gaskins (f/k/a Jennifer Sattory), dated October 31, 2005, and filed of record on November 3, 2005, in Instrument No. 20051103-0133073, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *8103 Stacy Square Court, Nashville, TN 37221*

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 19 DAY OF DECEMBER, 2005.

U S Bank Consumer Finance

Traci Luckhaupt

by:

STATE OF Ohio
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Traci Luckhaupt **, who, upon oath, acknowledged him/herself to be the** AVP **of U S BANK COMSUMER FINANCE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that U S BANK CONSUMER FINANCE executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office on this the 19 day of December, 2005.

My Commission Expires:

BARBARA A. LATHAM
Notary Public, State of Ohio
My Commission Expires 04-21-10

Notary Public

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SPECIAL WARRANTY DEED

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