S&K #: CL-0466

Davidson County DEEDWARR
Recvd: 03/24/06 14:25 2 pgs
Fees:13.00 Taxes:362.60
20060324-0034061

SPECIAL WARRANTY DEED

THIS DEED, between US Bank National Association, as Trustee for Credit Suisse First Boston CSFB 2004-3 and existing under the laws of the United States of America, hereinafter called Grantor, and Kenny Ward unmarried hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto her heirs and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 7 on the Map of Nawakwa Hills, as of record in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

This being the same legal description with that in Quit Claim Deed recorded in Instrument Number X the Register's Office of Davidson County, Tennessee.

For prior title, see Quit Claim Deed of record in Instrument Number X20060324-0034060 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and her heirs and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

US Bank National Association, as Trustee for
Credit Suisse First Boston CSFB 2004-3

BY: Melanie Burkett
Melanie Burkett
Title: Vice President

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mervine Burkett of US Bank National Association, as Trustee for Credit Suisse First Boston CSFB 2004-3 whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 28 day of Feb, 2006.

Daphne K Hassell
NOTARY PUBLIC

DAPHNE K HASSELL
Notary Public-Maryland
Frederick County
My Commission Expires
January 01, 2010

My Commission Expires: _____

DAPHNE K HASSELL NOTARY PUBLIC FREDERICK COUNTY

STATE OF TN
COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$ 98,000.00~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

$98,000.00

Kaz Achogast
Affiant

Subscribed and sworn to befpre me this the 27 day of February, 2006.

Notary Public

My commission expires: 7-2906

Property Address: 1409 Pawnee Trail Madison, TN. 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Tax 6.115

Kenny Ward
1409 Pawnee Trail
Nashville, TN 37115

S & K File # CL-0466

Map & Parcel – 053-14-0 100.0

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119