Davidson County DEEDWARR
Recvd: 05/26/06 10:39 3 pgs
Fees:18.00 Taxes:351.50

20060526-0062191

Instrument prepared by:

Perrie & Cole Title of Tennessee, LLC
2100 Southbridge Parkway, Suite 650
Birmingham, AL 35209

P&C # 5007-0100X
REO # 1000208874
Parcel #12009011100
Address: 1418 Winthorne Dr., Nashville, TN 37217

Please Sent Tax
Notice/New Owner:
Jeffrey Carlton
1418 Winthorne Dr.
Nashville,TN 37217

Consideration :
$97,000.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sun of Ten and No/100Dollars ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **US Bank National Association, by Specialized Loan Servicing its attorney in fact, a corporation organized and existing under the laws of the United States, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Jeffrey Carlton**, (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 14th day of February, 2006.

US Bank National Association, by Specialized Loan Servicing its attorney in fact, a corporation organized and existing under the laws of the United States

Kathryn L Berthiaume

By:
Its: Assistant Vice President

STATE OF ~~TENNESSEE~~ Colorado)
COUNTY OF ~~Davidson~~ Denver)

On this 14th day of February, 2006 before me personally appeared Kathryn L. Berthiaume, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Specialized Loan Servicing as attorney in fact, and acknowledged the (s)he executed the same as the free act and deed of Assistant Vice President

WITNESS my hand and seal at office this 14th day of February, 2006.

NOTARY PUBLIC

KELLY KILCREASE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 05/23/2007

State of ~~Tennessee~~ Colorado)
County of Denver)

The actual consideration for this transfer is $ 95,000 —.

Affiant

Subscribed and sworn to before me, this 14th day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 5/23/2007

KELLY KILCREASE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 05/23/2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5A82 on the plan of Glengarry Park Section "Five A" of record in Plan Book 3300, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to US Bank National Association, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., Substitute Trustee, dated 9/1/05 , filed 9/12/05, of record in Instrument No. 20050912-0109160 , Register's Office for Davidson County, Tennessee.