Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,900.00

Subscribed and sworn to before me, this 9th day of June, 2006.

Affiant

My Commission Expires: 10/16/09

Notary Public

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 07/05/06 08:38 2 pgs
Fees:13.00 Taxes:1294.63

20060705-0079686

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:
NELSON TORRES and wife, GLORIA TORRES 5902 CANE RIDGE ROAD ANTIOCH, TN 37013 MAP & PARCEL NO. 182-00-0/686.40	OWNER

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,

US BANK NATIONAL ASSOCIATION, as Trustee,

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

NELSON TORRES and wife, GLORIA TORRES,

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:

Land in the Fifth Civil District of Davidson County, Tennessee, being Tract Number 2 of an unrecorded survey by Donald W. Fortner, dated March 16, 1974, as follows: Beginning at an iron pin 25.00 feet east of the center of Cain Ridge Road marking the Northwest corner of the Bond's property as conveyed in Book 4586, page 43, Register's Office for said County; and the Southwest corner of the property conveyed to Ernest E. Yenawine and wife, by deed of record in Book 2240, page 110, said Register's Office; thence South 85 degrees 33 minutes East 638.20 feet with a wire fence along said Yenawine's Southerly boundary; thence South 85 degrees 36 minutes East 395.15 feet; thence South 2 degrees 38 minutes East 359.42 feet; thence North 58 degrees 42 minutes West 357.29 feet; thence North 87 degrees 00 minutes West 753.74 feet to an iron pin in the margin of Cain Ridge Road; thence North 3 degrees 00 minutes East 214.20 feet with said margin of the point of beginning.

Being the same property conveyed to US Bank National Association by Trustee's Deed from Aaron L. Squyres as Successor Trustee and Tersa Larson as Co-Trustee, dated April 6, 2006, and filed of record on April 13, 2006, in Instrument No. 20060413-0042842, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: ***5902 CANE RIDGE ROAD, ANTIOCH, TN 37013***

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 9th DAY OF JUNE, 2006.

US Bank National Association, as Trustee by:
Chase Home Finance LLC, Successors by merger to
Chase Manhattan Mortgage Corp. as attorney-in-fact

by: Joe Lanning-Vice President

D. L. FRYE
Commission # 1613486
Notary Public - California
San Diego County
My Comm. Expires Oct 16, 2009

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Lanning, who, upon oath, acknowledged him/herself to be the Vice President of CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO 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 HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO 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 9th day of June, 2006.

My Commission Expires: 10/16/09

Notary Public D.L.Frye

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SPECIAL WARRANTY DEED

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