McCann & Hubbard
7105 Crossroads Blvd #105
Brentwood, TN 37027
615-377-3319

SPECIAL WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Melissa Cabe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 20 06.

Alicia Hamilton
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MORRIS|HARDWICK|SCHNEIDER, 2401 Lake Park Drive, Suite 150, Smyrna, GA 30080 (770) 437-4060

PROPERTY ADDRESS & NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILL PADILLA	New Owner	#133-11-125-00
(NAME)	(NAME)	
3840 Valley Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, DEUTSCHE BANK TRUST COMPANY AMERICAS, F/K/A BANKERS TRUST COMPANY, AS TRUSTEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BILL PADILLA/Torres hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

**Bill A. Padilla Torres

A certain Tract or parcel of Land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot No. 144 on the plan of Section Two Valley View Meadows, of record in Book 3600, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Being the same property conveyed unto Chassidy M. Artioli, unmarried by Warranty Deed from John Ellis, unmarried, dated December 12, 2001, recorded 12-14-01 in Instrument No. 2001214-0138123 of the Register's Office for Davidson County, Tennessee.

Map & Parcel # 133-11-0/125.00.

Being the same property conveyed to Grantor herein by Substitute Trustee's Deed filed in Instrument Number 20051228-0155184 and made subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, all applicable easements, restrictions, liens and building setback lines of record, in the Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 3840 Valley Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 07/05/06 10:01 2 pgs
Fees:13.00 Taxes:458.80

20060705-0079877

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. 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 14 day of June, 2006.

Witness Michelle Kavanagh

DEUTSCHE BANK TRUST COMPANY AMERICAS, F/K/A BANKERS TRUST COMPANY, AS TRUSTEE BY RESIDENTIAL FUNDING CORPORATION ~~AS ATTORNEY-IN-~~ FACT **Sharmel Dawson-Tyau** VP

STATE OF CA)

COUNTY OF San Diego

I, the undersigned Notary Public of the County and State aforesaid, certify that **Sharmel Dawson-Tyau** (name) VP (title) of Residential Funding Corporation, as Attorney-in-fact for DEUTSCHE BANK TRUST COMPANY AMERICAS, F/K/A BANKERS TRUST COMPANY, AS TRUSTEE personally came before me this day and acknowledged that Residential Funding Corporation, executed the foregoing and annexed instrument for and in behalf of the said DEUTSCHE BANK TRUST COMPANY AMERICAS, F/K/A BANKERS TRUST COMPANY, AS TRUSTEE and that their authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, Davidson County, Tennessee, and that this instrument was executed under and by virtue of the authority given by said instrument granting Residential Funding Corporation, power of attorney.

I do further certify that said **Sharmel Dawson-Tyau** (name) VP (title) of Residential Funding Corporation, acknowledged the execution of the foregoing and annexed instrument for the purposes therein expressed for an in behalf of the said DEUTSCHE BANK TRUST COMPANY AMERICAS, F/K/A BANKERS TRUST COMPANY, AS TRUSTEE.

WITNESS my hand and notarial seal, this the 14 day of June, 2006.

NOTARY PUBLIC

My commission expires _____ [NOTARY SEAL]

MICHELLE MOREY
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008

HFC #0433592243