RT0642

RESOURCE TITLE AGENGY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216

Davidson County DEEDWARR
Recvd: 07/21/06 15:16 4 pgs
Fees:23.00 Taxes:277.50

20060721-0088414

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
474168 323790741
Sarah Fiegenbaum

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
		136.10-0-B; 31.00
Lewis Green Enterprises	Same as New Owner	
100 Langston Pl		
Birmingham, AL 35242		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Association, as Trustee a National Banking Association organized and exisiting under the laws of the United states of America have this day bargained and sold, and do hereby transfer and convey unto the said Lewis Green Enterprises LLC

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Affiant Paula Beard

Subscribed and sworn to before me this the 10th *day of* May, 2006

Notary Public

My commission expires: MITZI DOLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(Affix Seal)

My Commission Expires MAR. 22, 2008

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 201 Seneca Forect Drive, Nashville, TN 37217
improved X

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 hand this 20 *day of* April, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

U.S. Bank National Association, as Trustee
By: Homeq Servicing Corporation, its attorney in fact

By: Shalina Hudson

Printed Name: Shalina Hudson

Its: Assistant Vice President

(Corporate Seal)

Acknowledgment

State of NC

)ss.

County of WAKE

On this day before me, a Notary Public, personally appeared Shelina Hudson, *to me personally well-known, who acknowledged that he/she is the* Assistant Vice President *of Homeq Servicing Corporation a corporation, as attorney in fact for U.S. Bank National Association as Trustee, a national banking association, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association as such attorney-in-fact by himself/herself as such officer.*

Witness my hand and seal this 20 *day of* April, 2006

Tammy Simmons
Notary Public

My commission expires: 3-2-11

(Seal)

TAMMY SIMMONS NOTARY PUBLIC My Comm. Exp. March 2, 2011 WAKE COUNTY, N.C.

Power of attorney of record in Instrument No. 200604130042823, Register's Office for Davidson County, Tennessee.

Exhibit "A"

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

BEING LOT NUMBER 50, UNIT 50 CONDOMINIUM SITE PLAN, LOTS 15-20 AND 41-56 OF PRIEST LAKE FOREST, SECTION 4, A HORIZONTAL PROPERTY REGIMES ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5931 AT PAGE 645 AND IN BOOK 6106, PAGE 610, AMENDED IN BOOK 6199, PAGE 270, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 5200 AT PAGE 573 (ERRONEOUSLY TYPED AS "574" IN PRIOR DEED RECORD), AMENDED IN PLAT BOOK 5200, PAGE 574 (ERRONEOUSLY TYPED AS "573" IN PRIOR DEED OF RECORD), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, LLC AS SUBSTITUTE TRUSTEE, FILED FOR RECORD February 21, *200*6, *IN BOOK* 20060221 *AT PAGE* 0020335, *REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.*