RT1297

Return To:

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

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
486935 322966714
Sarah Fiegenbaum

Davidson County DEEDWARR
Recvd: 03/06/07 10:55 4 pgs
Fees:23.00 Taxes:166.50
20070306-0027515

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rosetta Barbour & Stacey Seller	Rosetta Barbor & Stacey Seller	050-0 095.00
3312 Chesapeake Cir	2657 Jim Hawkins Ct.	
Nashville, TN 37207	Murfreesboro, TN 37129	

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, Deutsche Bank National Trust Company, 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 Rosetta Barbour, an unmarried woman and Stacey Seller, an unmarried woman, as Tenants IN Common *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 $* 45,000.00

Affiant _____

Subscribed and sworn to before me this the 1st *day of* March, 2007.

Notary Public Elaine Eversmeyer

My commission expires: 1-24-09 *(Affix Seal)*

ELAINE EVERSMEYER
State of Tennessee
Notary Public
DAVIDSON COUNTY

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 3312 Chesapeake Circle, Nashville, TN 37207
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 28 *day of* September, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Deutsche Bank National Trust Company, as Trustee
By: Homeq Servicing Corporation, attorney in fact

By: Tanya Mitchell-Allen

Printed Name: Tanya Mitchell-Allen
Assistant Vice President

Its: _____

(Corporate Seal)

Acknowledgment

State of NC

County of Wake *ss.*

On this day before me, a Notary Public, personally appeared Tanya Mitchell-Allen Assistant Vice President *to me personally well-known, who acknowledged that he/she is the* _____ *of* Homeq Servicing Corporation *a corporation, as attorney in fact for* Deutsche Bank National Trust Company, 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 28 *day of* September

Tammy Simmons
Notary Public

My commission expires: 3-2-2011

(Seal)

TAMMY SIMMONS
NOTARY PUBLIC
WAKE COUNTY
STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES MARCH 2, 2011

Power of Attorney of record in Instrument No. 200603280035306, Register's Office for Davidson County, Tennessee.

Exhibit "A"

BEING LOT NO. 39 ON THE PLAN OF CHESAPEAKE HOMES, SECTION THREE, OF RECORD IN BOOK 5200, PAGE 640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE BY SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, LLC AS SUBSTITUTE TRUSTEE, FILED FOR RECORD May 26, *200* 6, *IN ~~BOOK~~* ——— *AT ~~PAGE~~* ———, *REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.* Instrument No. 20060526 0061891