SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/07 10:21 2 pgs
Fees:13.00 Taxes:555.00
20070312-0029909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2007

Notary Public

MY COMMISSION EXPIRES: 1-24-10
(AFFIX SEAL)

ELAINE EVERSMEYER
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT2577

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Orellana	SAME	052-12-0-082.00
(NAME)	(NAME)	
1248 Shawnee Road		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, U.S. Bank National Association, as trustee, on behalf of the holders of the CSMC Trust 2006-CF2 CS Mortgage Pass-Through Certificates, Series 2006-CF2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Luis Orellana, an unmarried man, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Lot Number 23, on the Plan of Sequoia Valley, Section 2, of record in Plat Book 3700, Page 114, in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cathy Adams, and husband Mike Adams by Warranty Deed from David A Huff and wife, Dianna L Huff, dated October 9, 2002, recorded November 7, 2002, of record in Instrument No. 20021107-0137636, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kathleen Trail, Jennifer Trail, and husband Christopher Trail by Warranty Deed from Cathy Adams and husband, Mike Adams, dated July 29, 2005, recorded August 18, 2005, of record in Instrument No. 20050919-0112023, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association, as trustee, on behalf of the holders of the CSMC Trust 2006-CF2 CS Mortgage Pass-Through Certificates, Series 2006-CF2 by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee dated November 8, 2006 and recorded November 27, 2006 in Instrument Number 20061127-0146059, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1248 Shawnee Road Madison TN 37115
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Luis Orellana, and his/her/their assigns, forever.

Said U.S. Bank National Association, as trustee, on behalf of the holders of the CSMC Trust 2006-CF2 CS Mortgage Pass-Through Certificates, Series 2006-CF2., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said U.S. Bank National Association, as trustee, on behalf of the holders of the CSMC Trust 2006-CF2 CS Mortgage Pass-Through Certificates. Series 2006-CF2., has executed this deed this 22nd day of February, 2007

SELECT PORTFOLIO SERVICING, INC Corporate 1989 SEAL UTAH

U.S. Bank National Association, as trustee, on behalf of the holders of the CSMC Trust 2006-CF2 CS Mortgage Pass-Through Certificates, Series 2006-CF2 by Select Portfolio Servicing Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact

By CHERYL E. KRUEGER, DOC. CONTROL OFFICER

STATE OF UTAH

COUNTY OF SALT LAKE CITY

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared CHERYL E. KRUEGER, DOC. CONTROL OFFICER to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Doc Control Officer of Select Portfolio Servicing Inc., f/k/a Fairbanks Capital Corp, the Attorney in Fact of said U.S. Bank National Association, as trustee, on behalf of the holders of the CSMC Trust 2006-CF2 CS Mortgage Pass-Through Certificates, Series 2006-CF2., the within named bargainor, and that he/she as such Doc Control Officer, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 200605010049403 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 22nd day of February, 2007

Notary Public

My Commission expires: _____

NOTARY PUBLIC
DEBRA REILLY
3815 So. West Temple
Salt Lake City, Utah 84115
My Commission Expires
January 24, 2010
STATE OF UTAH

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT2577