STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $157,000.00.

Subscribed and sworn to before me, this 2 day of March, 2007.

My Commission Expires:

Affiant HEIDI BRODERSEN, ASST. VICE PRESIDENT

VICTORIA RODRIGUEZ
Commission # 1692169
Notary Public - California
San Diego County
My Comm. Expires Sep 5, 2010

Notary Public

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:**
RONNIE L. BOLTON, and wife, MARY L. BOLTON 716 ASHWELL CLOSE ANTIOCH, TN 37013 MAP & PARCEL NO. 151-09-0-A/302.00 CO	New Owner

Davidson County DEEDWARR
Recvd: 04/17/07 14:46 2 pgs
Fees:13.00 Taxes:580.90
20070417-0045900

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,

U S BANK, NATIONAL ASSOCIATION, TRUSTEE,

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

RONNIE L. BOLTON and wife, MARY L. BOLTON,

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:

Being Lot 302, on the Final Plat of Phase 3, Section 2, Long Hunter Chase, of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to U. S. Bank National Association Trustee by Trustee's Deed from Aaron Squyres as Successor Trustee and Crystanna Duffy as Co-Trustee, dated November 9, 2006, and filed of record on November 16, 2006, in Instrument No. 20061116-0142118, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *716 ASHWELL CLOSE, 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 9 DAY OF MARCH, 2007.

U S BANK, NATIONAL ASSOCIATION, TRUSTEE
By: Chase Home Finance LLC, Successors by merger to
Chase Manhattan Mortgage Corp. as attorney-in-fact

by: _____

HEIDI BRODERSEN, ASST. VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Heidi Brodersen, who, upon oath, acknowledged him/herself to be the Asst 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 2 day of March, 2007.

My Commission Expires:

VICTORIA RODRIGUEZ
Commission # 1692169
Notary Public - California
San Diego County
My Comm. Expires Sep 5, 2010

Notary Public

SPECIAL WARRANTY DEED

After Recording
Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
#2808
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