Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 04/27/07 11:59 2 pgs
Fees:13.00 Taxes:279.35
20070427-0050455

Special Warranty Deed

Address of New Owners:
Lawrence E. Simpson
05014026400 /
3214 Moorewood Dr
Nashville TN 37207

Mortgagee/Send Tax Bills to:
CTX Mortgage Company
P.O. BOX
Dallas, TX 75219

Map & Parcel
05014026400
/12DZ/27640

FOR AND IN 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, WE

U.S. Bank, N.A.

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lawrence E. Simpson and wife, Marlita L. Simpson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 220, on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank, N.A. by Substitute Trustee's Deed dated November 17, 2006 of record in Instrument No. 20061120-0143400, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

PROPERTY ADDRESS: 3214 Moorewood Drive,
Nashville TN 37207.

TO HAVE AND TO HOLD the said tract of 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 28 DAY OF March 2007.

U.S. Bank, N.A.

BY: Lary Leslie
IT'S: Asst Vice President

STATE OF Ohio
COUNTY OF Hamilton

PERSONALY APPEARED BEFORE ME, Lary Leslie, IN HIS/HER CAPACITY AS AVP WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE AVP OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 28 DAY OF March 2007.

BARBARA A. LATHAM
Notary Public, State of Ohio
My Commission Expires 04-21-10

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON 4/10/07 2007.

Notary Public K. J. Losh

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07