SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2007

Notary Public

MY COMMISSION EXPIRES: 1.24.09

(AFFIX SEAL)

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

rt3230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Wheatley	Churchill Mortgage Corp.	~~060-A-23745~~ 118-04-0-003.00
(NAME)	(NAME)	
523 Waycross Drive	761 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	Loan #
	Ste. 400	0000038520
Nashville TN 37211	Brentwood TN 37027	
(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, N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO David Wheatley, a single man, as his sole and separate property

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:

Land in Davidson County, Tennessee, being a tract marked "Reserved" on the Plan of Melrose Heights, Section 2, as of record in Book 1835, Page 97 Register's Office for Davidson County, Tennessee, and described according to a survey made by John B. Kohl, III, January 24th, 1975, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rebekah Dawn Broome, married, by Warranty Deed from Sandra Nowak nka Sandra Nowak Hudson, unmarried, dated December 27, 2005 and recorded December 29, 2005 in Instrument Number 20051229-0156064, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U. S. Bank, N.A. as Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC as substitute trustee, dated March 8, 2007, recorded March 19, 2007, of record in Instrument No. 20070319-0033124, Register's Office, 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.

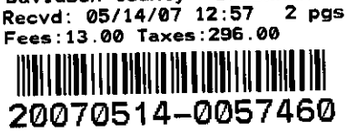
unimproved ☐
This is improved ☒ property, known as 523 Waycross Drive Nashville 37211

(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 David Wheatley, and his/her/their assigns, forever.

Said U. S. Bank, N.A. as Trustee., 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.

Davidson County DEEDWARR
Recvd: 05/14/07 12:57 2 pgs
Fees:13.00 Taxes:296.00



20070514-0057460

IN WITNESS WHEREOF, the said U. S. Bank, N.A. as Trustee., has executed this deed this 16th day of April, 2007

U. S. Bank, N.A. as Trustee by Residential Funding Corporation, Attorney in Fact

By Terri Acierno

Sara Coates

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Terri Acierno, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of Residential Funding Corporation, the Attorney in Fact of said U. S. Bank, N.A. as Trustee., the within named bargainor, and that he/she as such VP, 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 200609010108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 16th day of April, 2007

Notary Public

My Commission expires:

MICHELE ARCHULETA
Commission # 1541789
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2009

RETURN TO:

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

RT3230