STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 81,000.00

Subscribed and sworn to before me, this 7 day of June, 2007.

My Commission Expires:

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

Affiant HEIDI BRODERSEN, ASST. VICE PRESIDENT

Notary Public

Davidson County DEEDWARR
Recvd: 06/26/07 14:35 2 pgs
Fees:13.00 Taxes:299.70

20070626-0076359

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:
CHRISTOPHER L. SARVER 700 CLEARWATER CT. NASHVILLE, TENNESSEE 37217 MAP & PARCEL NO. 149-08-0/185.00	FIRST TENNESSEE HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK, NATIONAL ASSOCIATION 1555 WEST WALNUT HILL LANE SUITE 200 IRVING, TX 75038

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

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

CHRISTOPHER L. SARVER, UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 11-B on the Plan of the Revised Zone Lot Division, Lots Nos. 10-16 & 18-43, Edge-O-Lake, Section 21, as of record in Plat Book 6900, page 256, amending Plat Book 5200, page 577, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to U.S. Bank National Association by Trustee's Deed from Crystanna Duffy Co-Trustee, dated January 5, 2007, and filed of record on January 16, 2007, in Instrument No. 20070116-0005988, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 700 Clearwater Court, Nashville, TN 37217

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 7 DAY OF JUNE, 2007.

U.S. BANK NATIONAL ASSOCIATION
By: _____
as attorney-in-fact HEIDI BRODERSEN, ASST. VICE PRESIDENT

By JPMorgan Chase Bank, N.A.
As Attorney-In-Fact

_____
by:



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 AVP of JP Morgan Chase Bank NA, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained and who further acknowledged that She 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 7 day of June, 2007.

My Commission Expires:

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

Notary Public

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SPECIAL WARRANTY DEED

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RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

2030