Davidson County DEEDWARR
Recvd: 06/27/07 14:13 4 pgs
Fees:23.00 Taxes:212.75

20070627-0076863

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNT-061202079T

SPECIAL WARRANTY DEED

		MAP/PARCEL NUMBERS:
		81-16-22.00
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	
Donna DeSopo	Donna DeSopo	
(Name)	(Name)	
1409 14th Ave N.	Same	
(Address)	(Address)	
Nashville TN 37208	Same	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Association, as Trustee, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Donna DeSopo, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1409 14th Avenue North, Nashville, TN, 37208, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 hand as of the 24th May, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.



U.S. Bank National Association, as Trustee, By:
Residential Funding Corporation, as its Attorney in Fact

By: Cathy Crawford

Its: Vice President

Cathy Crawford

State of Texas
County of Dallas

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cathy Crawford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Vice President (Title of person signing) of Residential Funding Corp. (Name of Company), a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in May 24th, this 2007.

MARVIN HENKES
Notary Public, State of Texas
My Commission Expires
February 27, 2011

Notary Public

My Commission Expires: 2-27-11

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $57,500.

Affiant

Subscribed and sworn to before me this May 24th, 2007

Angela Howard

Notary Public

My Commission Expires: 3/15/2010

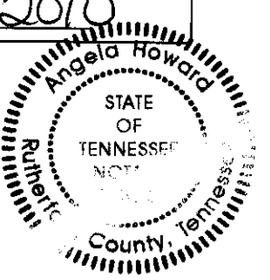


EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 253, AS SHOWN ON THE MAP ENTITLED ADDITION TO THE TOWN OF MCGAVOCK, OF RECORD IN PLAT BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 253 FRONTS 50 FEET ON THE WEST SIDE OF 14TH AVENUE NORTH AND EXTENDS BACK BETWEEN PARALLEL LINES, 170 FEET TO AN ALLEY IN THE REAR. BEING THE SAME PROPERTY CONVEYED BY DEED FROM CALDWELL WRIGHT AND WIFE, DELORES WRIGHT TO EMMA RIVERS AS RECORDED ON THE 26TH DAY OF JANUARY, 2000 IN INSTRUMENT NO. 200001260008540 AND SUCCESSOR TRUSTEE'S DEED FROM MICHAEL I. MOSSMAN, SUCCESSOR TRUSTEE TO CUCORP, INC. AS RECORDED ON THE 28TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050628-0074465; ALSO BEING THE SAME PROPERTY CONVEYED TO WAGIH F. WAHBA, BY WARRANTY DEED FROM CUCORP, INC, RECORDED ON THE 27TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051227-0153668; FURTHER BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, BY TRUSTEE'S DEED FROM ARNOLD M. W
EISS, TRUSTEE, RECORDED ON THE 6TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061206-0150472IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.