STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 205,000.00

Subscribed and sworn to before me this 17th day of July, 2007.

My Commission Expires: 10-16-09

D. L. FRYE
Commission # 1613486
Notary Public - California
San Diego County
My Comm. Expires Oct 16, 2009

Affiant HEIDI BRODERSEN, ASST. VICE PRESIDENT

HEIDI BRODERSEN, ASST. VICE PRESIDENT

D. L. Frye
Notary Public

Davidson County DEEDWARR
Recvd: 07/26/07 14:08 2 pgs
Fees:13.00 Taxes:758.50

20070726-0088932

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:
LUCIAN BARBU and wife, REGINA BARBU 733 DOVER GLEN DRIVE ANTIOCH, TENNESSEE 37013 MAP & PARCEL NO. 149-07-O-A/019.00	Franklin American Mortgage Co. 501 Corporate Center Drive Suite 400 Franklin, TN 37067

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,

Deutsche Bank National Trust Company,

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

LUCIAN BARBU and wife REGINA BARBU,

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 No. 19, on the Plan of Section 1, Chelsea Village, a portion of Piccadilly, Section 2, of record in Plat Book 7900, Page 119-121, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Deutsche Bank National Trust Company by Trustee's Deed from Billy Glass as Co-Trustee, dated May 23, 2007, and filed of record on July 12, 2007, in Instrument No. 20070712-0083189, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *733 DOVER GLEN DRIVE, ANTIOCH, TENNESSEE 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 17 DAY OF JULY, 2007.

DEUT[illegible] NATIONAL TRUST COMPANY

By: _____

as [illegible]

By: Chase Bank, N.A. Attorney-In-Fact

_____

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 Broderson, **who, upon oath, acknowledged him/herself to be the** A.V.P. **of** JPMorgan Chase Bank N.A., **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 17th **day of July, 2007.**

My Commission Expires: 10-16-09

D. L. FRYE
Commission # 1613486
Notary Public - California
San Diego County
My Comm. Expires Oct 16, 2009

D. L. Frye
Notary Public

SPECIAL WARRANTY DEED

RETURN TO:

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

2076