SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/02/07 10:37 4 pgs
Fees:23.00 Taxes:395.90
20070802-0091870

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-070701099S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: TOMMY SIDWELL	SEND TAX BILL TO: TOMMY SIDWELL	MAP/PARCEL NUMBERS: 15-7-380.00
(Name) 121 1st Avenue S.	(Name) 121 1st Ave. S., Suite	200
(Address) Franklin, TN 37064	(Address) Franklin, TN 37064	
(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, US BANK, N.A., Grantor, has this day bargained and sold, and does hereby transfer and convey unto TOMMY SIDWELL, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 804 Fall Court, Antioch, TN, 37013, 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 26th of July, 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.

US BANK, N.A. by Residential Funding LLC f/k/a Residential Funding Corporation as Attorney

By: _____

Name: Patrick McClain

Its: Vice President

State of Texas
County of Dallas

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patrick McClain, 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 RFC (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 Dallas, TX, this 26th of July, 2007

SHEMIKA NICOLE LOTT
Notary Public, State of Texas
My Commission Expires
June 26, 2011

Shemika Lott
Notary Public

My Commission Expires: 6-26-11

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 107,000.00

Affiant

Subscribed and sworn to before me this July 30, 2007.

Kimberly D. Hicks
Notary Public

My Commission Expires: 5-18-10

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 361 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY SECTION 4B OF RECORD IN PLAT BOOK 6250, PAGE 496, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO JERRY SMITH, JR. BY WARRANTY DEED FROM KIMBERLY M. SWETT, N/K/A KIMBERLY MCCRARY, RECORDED ON THE 9TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041109-0135216, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, and BEING FURTHER CONVEYED TO US BANK, N.A. BY SUBSTITUTE TRUSTEE'S DEED DATED JANUARY 25, 2005, RECORDED ON FEBRUARY 7, 2007, IN INSTRUMENT NO. 20070207-0015952, IN REGISTER'S OFFICE OF SAID COUNTY.

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.