RETURN TO: Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214
2072

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me this 24 day of July, 2007.

My Commission Expires:

E. M. BENNETT
Commission # 1753525
Notary Public - California
San Diego County
My Comm. Expires Jun 24, 2011

Affiant
HEIDI BRODERSEN, ASST VICE PRESIDENT

Notary Public

Davidson County DEEDWARR
Recvd: 08/07/07 15:15 2 pgs
Fees:13.00 Taxes:162.80
20070807-0094490

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:
W.C. BOONE 213 SADLER AVENUE NASHVILLE, TENNESSEE 37210 MAP & PARCEL NO. 106-13-0/147.00	W.C. Boone 913 Glendale Lane Nashville, TN 37204

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

W.C. BOONE,

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:

Property located at: 2137 Sadler Ave, Davidson County, Nashville, TN 37211 and: Land in the sixth Civil District of Davidson County, Tennessee, being Lot No. 56 on the Plan of Sadler Place as of record in Book 322, page 31, Register's Office for Davidson County, Tennessee, more particularly described as follows: Said Lot No.56 fronts 50 feet on the westerly side of Sadler Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to U.S. Bank National Association by Trustee's Deed from Billy Glass Co-Trustee, dated April 25, 2007, and filed of record on May 3, 2007, in Instrument No. 20070503-0052942 Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *2137 SADLER AVENUE, NASHVILLE, TENNESSEE 37210*

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 24 DAY OF JULY, 2007

U.S. BANK NATIONAL ASSOCIATION ,by atty-in-fact
By JPMorgan Chase Bank,
as attorney-in-fact N.A. As Attorney-In-Fact

HEIDI BRODERSEN, ASST. VICE PRESIDENT

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 A.V.P of JPMorgan Chase Bank NA, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that JPMorgan Chase Bank NA executed the within instrument for the purposes therein contained and who further acknowledged that JPMorgan Chase Bank NA 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 24 day of July, 2007.

My Commission Expires:

E. M. BENNETT
Commission # 1753626
Notary Public - California
San Diego County
My Comm. Expires Jun 26, 2011

Notary Public

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SPECIAL WARRANTY DEED

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Nashville, TN 37214