STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00

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

My Commission Expires:
05/02/2011

Affiant

Notary Public

DEVONDA D. BYRD
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MAY 2, 2011

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/07 08:47 2 pgs
Fees:13.00 Taxes:647.50
20070823-0100608

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:
JON TATE and wife AMY TATE 408 TREYBURN CT, NASHVILLE,TENNESSEE 37221 MAP & PARCEL NO. 126-16-O-A/208.00 CO	CHURCHILL MORTGAGE CORPORATION 761 OLD HICKORY BLVD, SUITE 400 BRENTWOOD, TN 37027

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 ASSOCATION

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

JON TATE and wife AMY TATE

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 Number 103 on the Plan of Final Plat Riverwalk Phase 1A, Section 2 and Phase 1B, Section 2 of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank National Association by Trustee's Deed from Billy Glass Co-Trustee, dated May 23, 2007, and filed of record on May 31, 2007, in Instrument No. 20070531-0064351, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *408 TREYBURN CT., NASHVILLE, TENNESSEE 37221*

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:

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

By: _____
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

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

_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that

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

executed the within instrument for the purposes therein contained and who further acknowledged that

By JPMorgan Chase Bank,
N.A. As 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
MyComm. Expires Jan 26, 2011

Notary Public

RETURN TO: 2075
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

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SPECIAL WARRANTY DEED

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