S&K #: 07-51112

Davidson County DEEDWARR
Recvd: 09/05/07 11:10 2 pgs
Fees:13.00 Taxes:281.57
20070905-0106503

SPECIAL WARRANTY DEED

THIS DEED, between US Bank National Association f/k/a Wachovia Bank organized and existing under the laws of the United States of America, hereinafter called Grantor, and Dale Hemmerly Miller and Susan R. Miller hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described Property located in Davidson County, Tennessee to wit:

Lot Number 104 on the plan of Golden Valley Estates, Section 1, as of record in Book 4175, Page 142, Register's Office for said county to which plat reference is hereby made for a more complete description of said lot.

Said Lot 104 fronts 54.76 feet on the northerly margin of Ewingdale Drive and extends back 135.6 feet on the westerly line and 149.76 feet on the easterly line to a broken line in the rear measuring 64.69 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument# 20041011-0122356 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in Instrument# 20070326-0035843 in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

US Bank National Association f/k/a Wachovia Bank

Title: Jennifer Presley, Assistant Vice President

By: Wells Fargo Bank, N.A., its attorney in fact

STATE OF ~~Maryland~~
COUNTY OF ~~Frederick~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Presley of Wells Fargo Bank, N.A. as Attorney-in-Fact for US Bank National Association f/k/a Wachovia Bank with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney in fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 27th day of June, 2007.

JOSEPH J. CARIOLA
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES APRIL 13, 2011

NOTARY PUBLIC

My Commission Expires: _____

STATE OF ~~Maryland~~ TN
COUNTY OF ~~Frederick~~ Shelby

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $76,100.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 26th day of July, 2007.

Notary Public

My commission expires: 6-15-2010

SHAUNA D. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06/15/2010

Property Address: 3112 Ewingdale Drive, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Dale Hemmerly Miller and Susan R. Miller
10 Point East Dr
Nashville, TN 37215

Map & Parcel 60-1-172.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway
Suite 410
Memphis, TN 38119