Davidson County DEEDWARR
Recvd: 10/29/07 09:32 3 pgs
Fees:18.00 Taxes:278.43
20071029-0127116

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1008-094
3760412

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 24th day of October, 2007, by US Bank, N.A., Grantor, by its duly authorized attorney in fact Residential Funding LLC fka Residential Funding Corp.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Tommy Sidwell, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 10 feet of Lot No. 35, and the westerly 80 feet of Lot No. 37 on the Map of John L. Gordon's Subdivision, as of record in Book 843, page 61, Register's Office for Davidson County, Tennessee and described according to an unregistered copy of a survey thereof made April 7, 1949, by Loyd Scobey, Jr., Engineer.

Being the same property conveyed to US Bank, N.A. by Substitute Trustee's Deed record as Instrument Number 20071018-0123631.

Commonly known as: 133 Gordon Terrace, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

US Bank, N.A. by its duly authorized attorney in fact Residential Funding LLC fka Residential Funding Corp. record in the Register's Office of Davidson County as Instrument Number 20060901-0108523

BY: _____

ITS: Gary Neuman, Vice President

Acknowledgment

State of TEXAS
)ss.
County of DALLAS

On this 24th day of October, 2007, before me, a Notary Public, personally appeared Gary Neuman **, to me personally well-known, who acknowledged that he/she is the Vice President of Residential Funding LLC, a corporation, as attorney-in-fact for US Bank, N.A., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 24th day of October, 2007.

(Seal)

_____
Notary Public

ALICIA ELECTOR GATSON
Notary Public, State of Texas
My Commission Expires
June 15, 2011

My commission expires: 6-15-11

State of Tennessee
)ss.
County of Williamson

I, or we, 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, $75,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th **day of October, 2007.**

(Seal)

AMBER MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: _____

My Commission Expires March 7, 2011.

Property owner and party responsible for payment of taxes:
Tommy Sidwell
121 First Ave. South, Ste. 200
Franklin, TN 37064

Map No. 07104000 800

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211