Davidson County DEEDWARR
Recvd: 01/03/08 11:19 2 pg
Fees:13.00 Taxes:251.60

20080103-0000626

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 68,000.00

Subscribed and sworn to before me this 2nd day of ~~November, 2007.~~ January, 2008

My Commission Expires:
9-19-08

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Notary Public

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214 2677

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Eugenia Fiscu 4305 Andrew Jackson Parkway Hermitage, Tennessee 37076 MAP & PARCEL NO. 075-11-0/242.00	First Horizon Home Loans 1555 W. Walnut Hill Lane Suite 200 Irving, TX 75038

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,

US Bank National Association,

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

Eugenia Fiscu,

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 No. 64-B on the Plan Of ZONE LOT DIVISON of Lots 49-62, 64 and 65, 67-69,71,73,75-77 and 79, RACHEL"S SQUARE, Section TWO, as of record in the Plat Book 6250, page 541, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to US Bank National Association by Trustee's Deed from Billy Glass as Co-Trustee of record in Instrument No. 20070607-0068119, Register's Office for Davidson County, Tennessee, dated May 30, 2007 recorded June 7, 2007.

THIS IS IMPROVED PROPERTY KNOWN AS: 4305 Andrew Jackson Parkway, Hermitage, TN 37076

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 14 DAY OF NOVEMBER, 2007.

US Bank National Association
By: _____
as attorney-in-fact By Chase Home Finance, LLC
As Attorney-In-Fact

_____
by: HEIDI BRODERSEN, ASST. VICE PRESIDENT

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 Chase Home Finance LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Chase Home Finance LLC executed the within instrument for the purposes therein contained and who further acknowledged that Chase Home Finance LLC 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 14 day of November, 2007.

My Commission Expires:

JASON L. STEPHENS
Commission # 1754027
Notary Public - California
San Diego County
My Comm. Expires Jun 28, 2011

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Notary Public

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SPECIAL WARRANTY DEED

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