AFTER RECORDING PLEASE RETURN TO :
REALTY TITLE & ESCROW COMPANY
599 SAM RIDLEY PKWY W STE 107
MURFREESBORO, TN 37167

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37130
File Number 07-000192

Davidson County DEEDWARR
Recvd: 02/08/08 10:47 4 pgs
Fees:23.00 Taxes:320.05

20080208-0013173

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Santiago DeLarosa	(Name) Santiago DeLarosa	150-06 109.00
(Address) 3100 Towne Village	(Address) 3100 Towne Village	
(City) (State) (Zip) Antioch TN 37013	(City) (State) (Zip) Antioch TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **U.S. Bank National Association, as Trustee for the Holders of the EQCC Home Equity Asset Backed Certificates Series 1998-1,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Santiago DeLarosa,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **150-06 109.00**

☑ Improved OR

☐ Unimproved property located at: **3100 Towne Village, Antioch, TN 37013** in Davisdon, Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 hand as of the 12/6/2007, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

U.S. Bank National Association, as Trustee for the Holders of the EQCC Home Equity Asset Backed Certificates Series 1998-1, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., its Attorney in Fact

By: _____
Name: CHERYL E. KRUEGER, DOC. CONTROL OFFICER
Title: _____

State of UTAH
County of SALT LAKE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHERYL E. KRUEGER, DOC. CONTROL OFFICER (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Doc. control officer (Title of Person signing) of Select Portfolio Servicing Doc. (Name of Company), as Attorney in Fact for U.S. Bank National Association, as Trustee for the Holders of the EQCC Home Equity Asset Backed Certificates Series 1998-1, the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instruction on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in SALT LAKE this DECEMBER 6, 2007

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
April 15, 2008
JULEE METTERS
5960 South Wahlquist Lane
Murray, Utah 84123

Julee Metters
Notary Public JULEE METTERS
My Commission Expires: APRIL 15, 2008

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $86,500.00

Affiant

Subscribed and sworn before me this 6th day Dec 2007

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Amanda M Clark
Notary Public
My Commission Expires: 10-17-2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of Section One, Towne Village of the Country, of record in Book 5200, Pages 55 and 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary G. Prewitt and wife, Sandra D. Prewitt by Quitclaim Deed from Samuel C. Booker, dated November 11, 1999, recorded September 30, 1999, of record in Instrument No. 20020930-0118507, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to EquiCredit Corporation by Quitclaim Deed from Gary G. Prewitt and wife, Sandra D. Prewitt, dated October 12, 2005, recorded October 12, 2005, of record in Instrument No. 20051012-0122842, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to U.S. Bank National Association, as trustee for the holders of EQCC Home Equity Loan Asset Backed Certificates, Series 1998-1 by Trustee's Deed from Samuel S. High, Co-Trustee, dated July 30, 2007, recorded July 31, 2007, of record in Instrument No. 20070731-0090661, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.