This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37130
File Number 07-000293

Davidson County DEEDWARR
Recvd: 02/20/08 08:08 5 pgs
Fees:28.00 Taxes:285.55
20080220-0016295

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) **Julia Elizabeth Allen**	(Name) Julia Elizabeth Allen	163,11-O-E-037.00-CO.
(Address) 2940 Baby Ruth Lane 10	(Address) 2940 Baby Ruth Lane 10	
(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 Assocaiton, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2005-7 Home Equity Pass-Through Certificates, Series 2005-7,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Julia Elizabeth Allen,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID #

☑ Improved OR

☐ Unimproved property located at: **2940 Baby Ruth Lane 10, Antioch, TN 37013** in Davidson, 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 2/5/08, 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 Assocaiton, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2005-7 Home Equity Pass-Through Certificates, Series 2005-7, by Select Portfolio Servicing, Inc., f/k/a FairBanks Capital Corp., its Attorney in Fact

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

SELECT PORTFOLIO SERVICING, INC Corporate 1989 SEAL UTAH

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, Inc (Name of Company), as Attorney in Fact for U.S. Bank National Assocaiton, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2005-7 Home Equity Pass-Through Certificates, Series 2005-7, the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in SALT LAKE, UT this FEBRUARY 5, 2008.

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

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

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$74,360.00~~ 77,175.00

Affiant

Subscribed and sworn before me this 19th day of February, 2008

Dawn D Chase
Notary Public
My Commission Expires: _____

DAWN D CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

EXHIBIT "A"

All that certain tract or parcel of land lying and being in Davidson County, Tennessee more particularly described as follows:

Being all of Lot 10, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument No. 20021126-0146722, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being all the same property conveyed to U.S. Bank National Association, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2005-7 Home Equity Pass-Through Certificates, Series 2005-7, filed for record December 4, 2007 in Instrument No. 20071204-0140226, Davidson County, Tennessee records.

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.

I, Dawn D Chase, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Jai Kehew, a notary public for this county and state, (name of person making certification) Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 9-16-09

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).