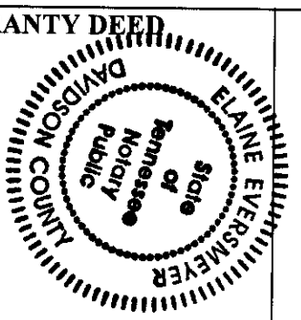
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF February, 2008

Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT5325

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyjuana Phillips (NAME)	Wachovia Mortgage (NAME)	042-15-0 092.00
206 Linda Lane (ADDRESS)	1100 Corporate Center Dr (ADDRESS)	Loan No
	(NC4723)	7895846-00
Madison (CITY) TN (STATE) 37115 (ZIP)	Raleigh (CITY) NC (STATE) 27607 (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, U.S. Bank National Association as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Tyjuana Phillips UNMARRIED

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 20 on the Plan of Blair Heights, Section Two, of record in Book 2133, Page 51, Register's Office for said County.

Said Lot No. 20 fronts 100 feet on the westerly side of Linda Lane and extends back 334.14 feet on the northerly line and 274.99 feet on the southerly line, to a dead line in the rear, measuring 170.24 feet thereon.

Being the same property conveyed to John T. Ross and Sandra L. Ross, his wife, by Warranty Deed from Charles A. Wilkes and Charlotte Ann Wilkes, his wife, dated July 23, 1984 and recorded July 27, 1984 in Book 6347, Page 590, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Sandra L. Ross, married, by Quit Claim Deed from Sandra L. Ross and husband, Michael L. Williams dated June 30, 2005 and recorded July 8, 2005 in Instrument Number 20050708-0079210, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated December 20, 2007 and recorded December 27, 2007 in Instrument Number 20071227-0147767, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 206 Linda Lane Madison 37115
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Tyjuana Phillips, and his/her/their assigns, forever.

Said U.S. Bank National Association as Trustee., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 02/27/08 11:25 2 pgs
Fees:13.00 Taxes:583.68



20080227-0019207

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee., has executed this deed this 1st day of February, 2008

U.S. Bank National Association as Trustee by Residential Funding Company LLC f/k/a Residential Funding Corporation, Attorney in Fact

By Patrick McClain

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Patrick McClain, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of Residential Funding Company LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said U.S. Bank National Association as Trustee., the within named bargainor, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 200609010108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 1st day of February, 2008

Notary Public

My Commission expires: 11-02-11

E. EVELYN BROWN
Notary Public, State of Texas
My Commission Expires
November 02, 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT5325