(1)

$536.00

After Recording Return:

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1008-152
7438808909

Davidson County DEEDWARR
Recvd: 03/24/08 11:03 3 pgs
Fees:18.00 Taxes:518.00
20080324-0028829

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 29th day of February, 2008, by US Bank National Association as Trustee, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Sherry Cummings, a married woman, Grantees, the following land in Davidson County, Tennessee:

The following described real estate being and lying in Davidson County Tennessee, to wit:

Being Lot No. 98 on the plan of Brookside Woods, Phase 1 and part of phase 2 Section 1 of record in Book 9700, Page 397 Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to US Bank National Association as Trustee in Trustee's Deed filed as instrument number 20080114-0003957.

Commonly known as: 1017 Brookside Woods Boulevard, Hermitage, TN 37076.

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 Grantees and unto their 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 National Association as Trustee by attorney in fact Residential Funding LLC fka Residential Funding Corporation

POA recorded instrument # 20060901-0108523 in Davidson County

BY: JBerkshire

ITS: LSO



Acknowledgment

State of Texas
)ss.
County of Dallas

On this day before me, a Notary Public, personally appeared Jeanette Berkshire **to me personally well-known, who acknowledged that he/she is the** LSO **of** Residential Funding Corporation**, a corporation, as attorney-in-fact for US Bank National Association as Trustee, 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 29 **day of** February, 2008.

Sommer Haney
Notary Public

My commission expires:

June 15, 2011
(Seal)

SOMMER HANEY
Notary Public, State of Texas
My Commission Expires
June 15, 2011

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, $140,000.00, 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 19th **day of** March, 2008.

Notary Public

My commission expires:

3-7-2011
(Seal)

AMBER MCQUISTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property owner and party responsible for payment of taxes:
Sherry & Kerry L. Cummings
1017 Brookside Woods Boulevard
Hermitage, TN, 37076

Map No. 075-12-0B 027.00 CO

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211