Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1008-092
7424403442

Davidson County DEEDWARR
Recvd: 04/02/08 09:59 3 pg
Fees:18.00 Taxes:259.00
20080402-0032872

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17 day of March, 2008, by U.S. Bank N.A., 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 Bradley Schaubert, Grantee, the following land in Davidson County, Tennessee:

Situated in the 11th. District of Davidson County, Tennessee, in Neely's Bend, and being one half acre in the southwest corner of a tract of land deeded by C.C. Champion to Anna Margan Pursley, wife of J.L. Pursley, on the 12th. day of November, 1886, and registered in Book 97, page 463, Register's Office for Davidson County, Tennessee, and to which reference is hereby made said parcel of land herein conveyed fronts on Neely's Bend Road.

Being the same property conveyed to U.S. Bank, N.A. by Trustee's Deed filed for record on September 21, 2007 as instrument number 20070921-0112950 and shown of record in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1945 Neelys Bend, Madison, TN 37115.

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 Grantee and unto his 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.

U.S. Bank N.A., as Trustee by its duly authorized attorney in fact Residential Funding LLC f/k/a Residential Funding Corporation

POA recorded in book 2006090 1-0108523 **page** _____.

BY: James A Davis

ITS: PMAT

Acknowledgment

State of Texas

County of Dallas **ss.**

On this day before me, a Notary Public, personally appeared James Davis**, to me personally well-known, who acknowledged that he/she is the** PMAT **of** Residential Funding LLC **, a corporation, as attorney-in-fact for U.S. Bank N.A., 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 17 **day of** March, 2008.

Notary Public

DAWN ANN HARRIS
Notary Public, State of Texas
My Commission Expires
March 03, 2010

My commission expires:

03/03/10

State of Texas

County of Dallas **ss.**

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, $ 70,000.00 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Affiant

FUNDING COMPANY CORPORATE SEAL 1985 DELAWARE

Subscribed and sworn to before me this 14th **day of** March **,** 2008 **.**

Notary Public

My commission expires:

03/03/10

(Seal)

DAWN ANN HARRIS
Notary Public, State of Texas
My Commission Expires
March 03, 2010

Property owner and party responsible for payment of taxes:
Bradley Schaubert
1945 Neelys Bend
Madison, TN, 37115

Map No. 074000 3800

Return to:

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

TALBOTT
TITLE & ESCROW, LLC
213 Ward Circle, Brentwood, TN 37027
Phone (615) 661-8099
Fax (615) 661-8477