Davidson County DEEDWARR
Recvd: 05/01/08 10:20 2 pgs
Fees:13.00 Taxes:388.50
20080501-0044359

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this _____ day of **April, 2008** by and between, **U.S. Bank National Association, as Trustee,** hereinafter called Grantor, Mark S. Blackwelder_____ hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of Davidson, State of Tennessee, to wit:

Unit 118, Hamilton Crossings Townhomes, a Planned Unit Development of record at Instrument Number 20040212-0016945 as amended at Instrument Number 20050701-0075731, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Commonly Known as: 3001 Hamilton Church Road Antioch, TN 37013

Subject to 2008 Davidson County Taxes hereby assumed by the Grantee.

Being all or part of the same property described in Substitute Trustee's Deed under Davidson County Register's Instrument Number 20071214-0125584.

Tax Parcel Number: 163-4-A-118

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

U.S. Bank National Association, as Trustee

BY: EMC Mortgage Corp.
AS ATTORNEY-IN-FACT

BY: _____

Mark Blanton
TITLE: **Assistant Vice President**

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

STATE OF Texas
COUNTY OF Denton

Before me, a Notary Public in and for said State and County, personally appeared Mark Blanton, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)**, and who, upon oath, acknowledged herself to be the AVP of EMC Mortgage Corp. the Attorney In Fact for **U.S. Bank National Association, as Trustee** the within named bargainor, and that she as such Vice President, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **U.S. Bank National Association, as Trustee** by EMC Mortgage Corp., as Attorney In Fact, by herself as such.

WITNESS my hand and Notarial Seal at office this 24 day of April, 2008.

-SEAL-

DEBORAH L. DAWSON
Notary Public, State of Texas
My Commissin Exp. 02-14-2012

Deborah L Dawson
Notary Public
My commission expires: 2/14/12

STATE OF Texas
COUNTY OF Denton

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $105,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Mark Blanton
Assistant Vice President

Subscribed and sworn to before me this the 24 day of April, 2008

Deborah L Dawson
Notary Public

My Commission Expires: 2/14/12

DEBORAH L. DAWSON
Notary Public, State of Texas
My Commissin Exp. 02-14-2012

Owner's Mailing Address:
Mark S. Blackwelder
2179 Veranda Place
Murfreesboro, TN 37130

Property Address:
3001 Hamilton Church Road
Antioch, TN 37013

Person or entity responsible for
The payment of taxes:
Mark S. Blackwelder
2179 Veranda place
Murfreesboro, TN 37130

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
File No: