Davidson County DEEDWARR
Recvd: 05/06/08 15:13 2 pgs
Fees:13.00 Taxes:399.60
20080506-0046812

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $ 108,000.00

Subscribed and sworn to before me this 3 day of April, 2008.

My Commission Expires:

JASON L. STEPHENS
Commission # 1754027
Notary Public - California
San Diego County
My Comm. Expires Jun 28, 2011

Affiant Heidi Brodersen, Asst. Vice President

Notary Public

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214 3144

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Iru Frierson Madkins Kenneth Madkins 3021 Kinwood Drive Antioch, Tennessee 37013 MAP & PARCEL NO. 150-09-0/115.00	WELLS FARGO HOME MORTGAGE PO Box 11701 NEWARK, NJ 07101-4701

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

US Bank National Association,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Iru Frierson Madkins and Kenneth Madkins,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 35 Section Four, Phase Two on the Plan of Forest View Park, of record in Book 5200, Page 674, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to US Bank National Association by Trustee's Deed from Aaron Squyres as Successor Trustee and Billy Glass as Co-Trustee, dated December 5, 2007, and filed of record on December 13, 2007, in Instrument No. 20071213-0143362, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 3021 Kinwood Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES,

THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER 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 HANDS THIS 3 DAY OF APRIL, 2008.

US Bank National Association By JPMorgan Chase Bank, N.A. As Attorney-In-Fact
By: _____
as attorney-in-fact

_____
by: Heidi Brodersen, Asst. Vice President

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Heidi Brodersen, Asst. Vice President, who, upon oath, acknowledged him/herself to be the AVP of JPMorgan Chase Bank NA, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that JPMorgan Chase Bank NA executed the within instrument for the purposes therein contained and who further acknowledged that JPMorgan Chase Bank NA is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 3 day of April, 2008.

My Commission Expires:

JASON L. STEPHENS
Commission # 1754027
Notary Public - California
San Diego County
My Comm. Expires Jun 28, 2011

Notary Public

==========

SPECIAL WARRANTY DEED

==========