SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2008

Notary Public

MY COMMISSION EXPIRES: 1-22-09
(AFFIX SEAL)

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

RT5406

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tatjana Nelson	TATJANA NELSON	147-12-0 041.00
(NAME)	(NAME)	
359 Haywood Lane	3353 HICKORY RUN	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	NASHVILLE TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (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 for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB6, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Tatjana Nelson, Single

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 the 5th Civil District of Davidson County, Tennessee, described as follows:

Being part of Lot No. 23, on the unrecorded plan of H.E. Bernal's Haywood Heights Subdivision and described according to a survey made by George W. Watkins, surveyor, dated March 19, 1958 as follows:

Beginning at a point in the center line of Haywood Lane at the corner of Lots 22 and 23; thence southerly with the line between said Lots A distance of 325.4 feet to a point; thence across the back of said lot a distance of 147.2 feet to a point; thence in a northerly direction a distance of 325.4 feet to the center of Haywood Lane; thence easterly along the center of Haywood Lane a distance of 150 feet to the point of origin.

Being the same property conveyed to Rodney S. Sheffield and Judith E. Sheffield by Warranty Deed from David George Mangrum, Executor of the Estate of Elizabeth Lucille Mangrum, dated April 26, 1996 and recorded May 1, 1996 in Book 10033, Page 296, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB6 by Trustee's Deed from Matthew Smith as Co-Trustee dated December 18, 2007 and recorded December 21, 2007 in Instrument Number 20071221-0146351, 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 359 Haywood Lane Nashville 37211
(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 Tatjana Nelson, and his/her/their assigns, forever.

Said U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB6., 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: 05/12/08 10:25 2 pg
Fees:13.00 Taxes:617.90

20080512-0048601

IN WITNESS WHEREOF, the said U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB6., has executed this deed this 12th day of March, 2008

U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB6

By Sandra Castillo

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

Sandra Castillo
Assistant Vice President

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castillo, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of LITTON LOAN SERVICING, LP, the Attorney in Fact of said U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB6., the within named bargainor, and that he/she as such Authorized Signatory, 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 20080512000486000 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of March, 2008

Notary Public

My Commission expires:

PAULINE WINFREY
MY COMMISSION EXPIRES
AUGUST 27, 2011

RETURN TO:

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

RT5406