STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 147,500.00

Subscribed and sworn to before me this 23rd day of May, 2008.

My Commission Expires:
9-19-09

Affiant

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/28/08 09:14 2 pgs
Fees:13.00 Taxes:545.75
20080528-0054120

SPECIAL WARRANTY DEED

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

215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
David J. Stevenson Holly Stevenson 353 Upper Mill Drive Antioch, Tennessee 37013 MAP & PARCEL NO. 173-15-OA/134.00CO	CHURCHILL MORTGAGE CORPORATION 761 OLD HICKORY BLVD SUITE 400 BRENTWOOD, TN 37027

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,

U S Bank, National Association,

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

David J. Stevenson and Holly Stevenson, Joint Tenants

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:

Land in Davidson County, Tennessee, being Lot Number 134 on the Final Plat of Mill Run Subdivision, Phase 2, of record as Instrument Number 20011009-0109754 and as amended by Instrument Number 20020605-0067914 and Instrument Number 20020605-0067915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to U. S. Bank National Association, as Trustee, by Trustee's Deed from Billy Glass, Co-Trustee, dated February 1, 2008, and filed of record on February 7, 2008, in Instrument No. 20080207-0012572, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 353 Upper Mill 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 9 **DAY OF MAY, 2008.**

U S Bank, National Association,
By: JP Morgan Chase
as attorney-in-fact

by: Adria Brennan
Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Adria Brennan **, who, upon oath, acknowledged him/herself to be the** AVP **of** JP Morgan Chase **, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that** _____ **executed the within instrument for the purposes therein contained and who further acknowledged that** JP Morgan Chase _____ **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 9 **day of May, 2008.**

My Commission Expires: 01/08/2012

TERI A. WEBERLING
Notary Public, State of Texas
My Commission Expires
January 08, 2012

Teri A. Weberling
Notary Public

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SPECIAL WARRANTY DEED

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