SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/08 14:19 3 pgs
Fees:18.00 Taxes:173.53
20080530-0055234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,900.00

Daphne M Dain
Affiant

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Notary Public

MY COMMISSION EXPIRES: 8/23/11
(AFFIX SEAL)

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

RT6390

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trustee Inc., Trustee for the 3020 Hydes Ferry Trust	Trustee, Inc.	080-04-0 090.00 and 091.00
(NAME)	(NAME)	
3020 Hydes Ferry Road	242 W. Main St. #300	
(ADDRESS)	(ADDRESS)	
	Hendersonville, TN 37075	
Nashville TN 37218		
(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, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Trustee Inc., Trustee for the 3020 Hydes Ferry Trust,

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:

Tract 1:
A tract of land in the 13th, formerly 23rd, Civil District, being part of Lot No. 1 on the Plan of the Richard Hyde Homeplace, as of record in Minute Book H, Pages 118 and 119, County Court for said County, and being known as Lot No. 3 on the unrecorded Map of the A.E. McCormick Subdivision, not of record and described according to a plat made by Norris H. Hickerson, Surveyor, November 6, 1948, as follows:

Beginning at a point in the easterly margin of Old Hydes Ferry Pike at the corner of Lots No. 2 and 3 on said plan; thence along the easterly margin of said Pike South 32 degrees East 90 feet; thence North 58 degrees East 150 feet to an iron pin; thence in a northwesterly direction along the rear line of Lot No. 3, 90 feet to an iron pin at the corner of Lots Nos. 2 and 3; thence southwesterly with the line between said Lots, 150 feet to the beginning.

Tract II:
Land in the old 13th Civil District being part of a tract shown as the Subdivision of Mrs. Henrietta McCormick Property on the plan of Northside Addition, as of record in Book 2330, Page 122, Register's Office for said County.

Beginning at a point in the southerly margin of River Drive, the common corner of the land herein described as Lot No. 7 on said plan; thence southwardly 56.8 feet to a point; thence westwardly 140 feet, more or less, to a point in the easterly margin of Old Hydes Ferry Pike; thence northwardly 30 feet, more or less, to a point which is the beginning of a curve; thence around said curve 39.3 feet to a point; thence eastwardly 135.6 feet to the beginning.

Being the same property conveyed to Deborah Lacy and Harold Holder, both unmarried persons, by Warranty Deed from Investors Development, LLC Suwannee Properties, LLC, dated December 2, 2005 and recorded December 7, 2005 in Instrument Number 20051207-0147356, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated March 27, 2008 and recorded April 3, 2008 in Instrument Number 20080403-0033714, 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 3020 Hydes Ferry Road Nashville 37218
(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 Trustee Inc., Trustee for the 3020 Hydes Ferry Trust, and his/her/their assigns, forever.

Said U.S. Bank National Association as Trustee, 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.

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee, has executed this deed this 27th day of May, 2008

U.S. Bank National Association as Trustee by Residential Funding Company LLC f/k/a Residential Funding Corporation, Attorney in Fact

By Sharmel Dawson-Tyau, VP

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sharmel Dawson-Tyau, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of Residential Funding Company LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said U.S. Bank National Association as Trustee., the within named bargainor, and that he/she as such VP, 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 200609010108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 27th day of May, 2008

Notary Public

My Commission expires: _____

MICHELLE MOREY
COMM. #1532954
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Dec. 9, 2008

RETURN TO:

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

RT6390

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

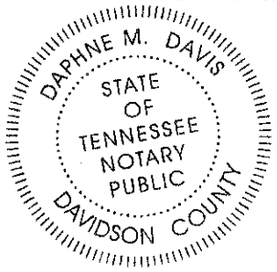
Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

My commission expires: 11-14-2009



(Seal)