ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 2008

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

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

RT5721

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Nesmith	BANK OF AMERICAN	060-02-0 098.00
(NAME)	(NAME)	
3123 Meadow Side Lane	9000 SOUTHSIDE BLVD	LOAN NO
(ADDRESS)	(ADDRESS)	
	BLDG 700	330517716
Nashville TN 37207	JACKSONVILLE FL 32256	
(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 ABFC 2006-HE1 Trust, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Phillip Nesmith, AN UNMARRIED PERSON

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 Davidson County, Tennessee, described as follows:

Being Lot No. 68 on the Plan of Parkwood Estates, Section One, which is of record in Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Martin J. Crum and wife, Tanya M. Crum by Special Warranty Deed from Secretary of Veterans Affairs, an officer of the United States of America, dated July 30, 1999 and recorded August 2, 1999 in Book 11600, Page 111, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Chad Taylor and wife, Jamie Taylor by Warranty Deed from Martin J. Crum and wife, Tanya M. Crum dated July 28, 2006 and recorded July 31, 2006 in Instrument Number 20060731-0092441, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust by Substitute Trustee's Deed from Elizabeth A. Cash, Substitute Trustee, dated February 12, 2008, recorded February 25, 2008, of record in Instrument No. 20080225-0017776, Register's Office, 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 3123 Meadow Side Lane Nashville 37207
(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 Phillip Nesmith, and his/her/their assigns, forever.

Said U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust, 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: 06/09/08 11:08 2 pgs
Fees:13.00 Taxes:222.00

20080609-0058871

IN WITNESS WHEREOF, the said U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust, has executed this deed this 7th day of May, 2008

U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust

By /Sandra Castille

Sandra Castille
Assistant Vice President

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF TX

COUNTY OF Harris

*200806090058870

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castille, 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 ABFC 2006-HE1 Trust., the within named bargainor, and that he/she as such Auth. 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 * of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 7th day of May, 2008

Notary Public

My Commission expires: _____

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

RETURN TO:

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

RT5721