STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me this 8th 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: 06/09/08 14:30 2 pgs
Fees:13.00 Taxes:277.50
20080609-0059232

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214
2/29

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
M&W Real Estate Solutions, LLC 701 Sevenmile Court Nashville, Tennessee 37211 MAP & PARCEL NO. 133-08-0/124.00	M&W Real Estate Solutions, LLC 414 Strathmore Drive Franklin, TN 37064

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

M&W Real Estate Solutions, LLC,

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 No. 28 on the Plan of Phase II, Valley View Terrace of record in Plat Book 5200, Page 119, Register's Office for said County, to which reference is made for a more complete 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 November 28, 2007, and filed of record on December 5, 2007, in Instrument No. 20071205-0140594, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 701 Sevenmile Court, Nashville, Tennessee 37211

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 8 **DAY OF MAY, 2008.**

US Bank National Association,
By: JPMorgan 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** JPMorgan Chase Bank**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that** JP MorGan Chase Bank **executed the within instrument for the purposes therein contained and who further acknowledged that** JPMorgan Chase Bank **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 8 **day of May, 2008.**

My Commission Expires: 01/08/2012

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

Notary Public

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SPECIAL WARRANTY DEED

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