SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/08 11:05 2 pgs
Fees:13.00 Taxes:253.45

20080625-0065346

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 $68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 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

RT5330

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Russell Wilcoxson	James Russell Wilcoxson	091-10-0A-002.00 CO
(NAME)	(NAME)	
528 Snyder Avenue	6110 Henry Ford Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37209	
(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, N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO James Russell Wilcoxson, A Single 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 Unit B as shown on Exhibit B attached to the Declaration Establishing a Planned Unit Development for Snyder Avenue of record as Instrument No. 20020619-0074141, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Oakley and wife, Sherry G. Oakley by Warranty Deed from The McCullough Company, LLC dated March 24, 2003 and recorded March 26, 2003 in Instrument Number 20030326-0039831, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated March 10, 2005 and recorded March 18, 2005 in Instrument Number 20050318-0029782, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Melissa Mercer by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae dated April 28, 2006 and recorded May 19, 2006 in Instrument Number 20060519-0059226, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank, N.A. as Trustee ("as Trustee" erroneously omitted from deed of record) by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated December 13, 2007 and recorded December 19, 2007 in Instrument Number 20071219-0145529, 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 528 Snyder Avenue Nashville 37209
(House Number, (Street) (City or Town) (Postal Zip)

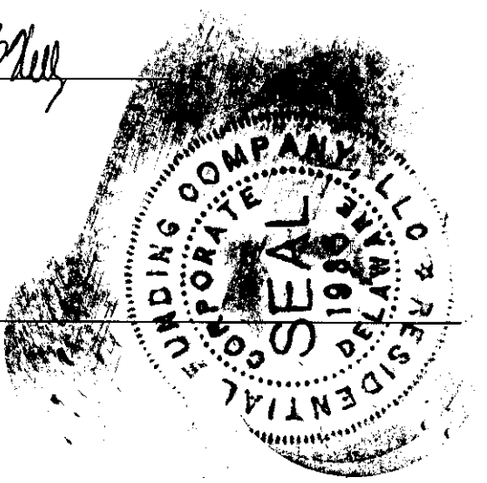
TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee James Russell Wilcoxson, and his/her/their assigns, forever.

Said U.S. Bank, N.A. 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, N.A. as Trustee, has executed this deed this 30th day of May, 2008

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

By _____



STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ryan Kelly, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledged him/herself to be the LSO of Residential Funding Company LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said U.S. Bank, N.A. as Trustee., the within named bargainor, and that he/she as such LSO, 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 20060901-0108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 30th day of May, 2008

Notary Public

My Commission expires: _____

ISSA AKIL WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012

RETURN TO:

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

RT5330