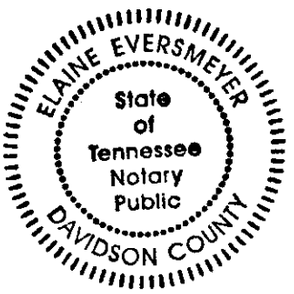
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00

Sharon R. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2008

Elaine Eversmeyer
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

Davidson County DEEDWARR
Recvd: 09/16/08 10:40 2 pgs
Fees:13.00 Taxes:275.65
20080916-0094617

RT6382

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Mayo (NAME)	Wayne Mayo (NAME)	043-06-0 339.00 /
930 Snow Avenue (ADDRESS)	705 Yvonne Dr. (ADDRESS)	
madison TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (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 Wayne Mayo,

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. 6 on the Plan of Fairview Heights, as of record in Book 4660, Page 180, Register's Office for Davidson County, Tennessee, and being a re-subdivision of part of Lot No. 32 on the Map of Dixie Pure Food Company's Subdivision as of record in Book 161, Page 113, Register's Office for Davidson County, Tennessee, and Parcel C, in Fairview Subdivision, Section 2 of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dennis Talley by Warranty Deed from Kenneth Hutchins dated March 18, 2005 and recorded March 23, 2005 in Instrument Number 20050323-0031683, 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 20080403-0033712, 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 930 Snow Avenue (House Number, (Street)) madison (City or Town) 37115 (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 Wayne Mayo, 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 21st day of August, 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
ASSISTANT VICE PRESIDENT

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 ASST. VICE PRESIDENT 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 ASST. VICE PRESIDENT, 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 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 21st day of August, 2008

Notary Public

My Commission expires:

MICHELE ARCHULETA
Commission # 1541789
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2009

RETURN TO:

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

RT6382