STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Subscribed and sworn to before me this 23rd day of December, 2008.

My Commission Expires: 7/24/2011

Affiant Claudia Alvear

KAVITA R. COOPER
Notary Public, State of Texas
My Commission Expires
July 24, 2011

Kavita R. Cooper
Notary Public

Davidson County DEEDWARR
Recvd: 01/05/09 10:34 2 pgs
Fees:13.00 Taxes:177.60
20090105-0000555

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JASON FELLER and wife EMILY DeLOACH FELLER 329 GATEWOOD AVENUE NASHVILLE, TN 37207 MAP & PARCEL NO. 071-11-0/186.00	New Owner

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,

U.S. BANK NATIONAL ASSOCIATION, as Trustee,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

JASON FELLER and wife, EMILY DeLOACH FELLER

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(s) westerly half of Lot no. 16 and the easterly hald of Lot no. 27, as shown on the map entitled Trinity Heights Addition of record book 161, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to U.S. Bank National Association, as Trustee, by Trustee's Deed from Greg Ivester, Co-Trustee, dated November 11, 2008, and filed of record on November 14, 2008, in Instrument No. 20081114-0112592, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *329 GATEWOOD AVENUE, NASHVILLE, TN 37207*

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 22nd DAY OF DECEMBER, 2008.

U.S. BANK, NATIONAL ASSOCIATION, as Trustee

By Attorney-inFact: Chase Home Finance LLC

by: _____
Perry Pollard
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 Perry Pollard, who, upon oath, acknowledged him/herself to be the AVP of ChaseHome Finance, LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Perry Pollard executed the within instrument for the purposes therein contained and who further acknowledged that Chase Home Finance LLC 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 22nd day of December, 2008.

My Commission Expires:
7/24/2011

KAVITA R. COOPER
Notary Public, State of Texas
My Commission Expires
July 24, 2011

Kavita R. Cooper
Notary Public

==========
SPECIAL WARRANTY DEED
==========

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212