BILL GARRETT, Davidson County
Trans:T20090034120 DEEDWARR
Recvd: 05/22/09 13:52 2 pgs
Fees:13.00 Taxes:484.70
20090522-0047531

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of May, 2009 by and between **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BAFC 2006-7** party of the first part, and **Kenyanette Maryland** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson Tennessee:

Lot 362, Cane Ridge Farms, Phase Six, Section One, as shown on plat of record in Instrument No. 20050209-0015098, in the Register's Office of Davidson County, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20090327-0027620, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtnances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines, easements and other matters of record including in Instrument No. 20050209-0015098; Easements of record in Book 4428, Page 565; Book 4420, Page 36; Book 5078, Page 476 and Instrument No. 20020123-0009340; Declaration of Covenants, Conditions and Restrictions of record at Instrument Nos. 20001204-0119093, 20010815-0088370 and 20041102-0131848; Restrictions of record at Instrument No. 20000905-0087103 and Charter of record at Instrument Nos. 20010815-0088360 and 20041210-0147105, all in the Register's Office of Davidson County, Tennessee; year 2009 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BAFC 2006-7
By: SunTrust Bank, as Attorney in Fact
By: _____
Printed Name: WAYNE A. MACHOL
Title: V.P.

STATE OF VIRGINIA
~~COUNTY~~ OF RICHMOND CITY

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared WAYNE A MACHOL (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the V.P. of **SunTrust Bank**, a corporation, which caused this instrument to be executed on behalf of **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BAFC 2006-7**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BAFC 2006-7.**

WITNESS my hand, at office, this 11 day of MAY, 2009.

_____
Notary Public

HOPE MICHELLE NESMITH NOTARY PUBLIC No. 7206514 Expires Apr. 30, 2012 COMMONWEALTH OF VIRGINIA

Commission Expiration: _____

HOPE MICHELLE NESMITH
Notary Public
Commonwealth of Virginia
7206514
My Commission Expires Apr 30, 2012

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
2080413

PROPERTY ADDRESS:
3132 Skinner Drive
Antioch, TN 37013

PARCEL ID NUMBER: 174110A37700CO

PROPERTY OWNER AND ADDRESS:
Kenyanette Maryland
3132 Skinner Dr.
Antioch, TN 37013

MAIL TAX BILLS TO:
New Owner

State of TN
County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $121,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant _____

Subscribed and sworn before me this 20th day of May, 2009.

_____
Notary Public

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expiration: 9/3/12

This deed is prepared with information provided by First American Title Insurance Company
F:\USERS\CHRIS\SunTrust\SWD.U.S. Bank NA as Trustee for BAFC 2006-7.Skinner.DAvidson.wpd

Return to: Reli, Inc 105 West Park Dr. Ste 450 Brentwood TN 37027