Return to:

FEARNLEY & CALIFF, PLLC
565 MARRIOTT DRIVE
SUITE 850
NASHVILLE, TN 37214

Prepared By ~~and Return to~~:
McCalla Raymer, LLC
900 Holcomb Woods Parkway
Roswell, GA 30076

BILL GARRETT, Davidson County
Trans:T20090036760 DEEDWARR
Recvd: 06/03/09 12:17 4 pgs
Fees:23.00 Taxes:240.13
20090603-0051188

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Stephen L. Nesbitt	Stephen L. Nesbitt	150030186 00
(Name)	(Name)	
831 Woodmont Blvd	831 Woodmont Blvd	
(Address)	(Address)	
Nashville, TN 37204	Nashville, TN 37204	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Association, as Trustee for the C_BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB6, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Stephen L. Nesbitt, the Grantee(s) herein, their successors, heirs and assigns, that certain

X Improved unimproved real estate located at 3552 Gondola Drive, Antioch, 37013, in Davidson, TN, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever 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 hand as of the 7th day of May, 2009 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

U.S. Bank National Association, as Trustee for the C_BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB6

By: _____ (Seal)

Its: LITTON LOAN SERVICING, LP ATTORNEY-IN-FACT

J. LYNN BURROW
ASSISTANT VICE PRESIDENT

State of Texas
County of Harris

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. LYNN BURROW, with whom I am personally acquainted, or proved to me on the basis of Satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Authorized Signatory (Title of person signing) of _____ (Name of Company), a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in _____, this 7 day of May, 2009

_____
Notary Public
My commission Expires: _____

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best Affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $64,900, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

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

_____
Notary Public
My commission expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

REO#: 1737448
File #: 2181
Document Type: Special_Warranty Deed Page 2
Asset Property Address 3552 Gondola Drive
Antioch, TN 37013

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53-B ON THE PLAN OF CHELSEA OF PRIEST LAKE, SECTION 1-B, AS OF RECORD IN PLAN BOOK 6250 PAGE 8, AS AMENDED IN PLAN BOOK 6250, PAGE 262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR (S) BY DEED RECORDED SIMUTANEOUSLY HEREWITH IN INSTRUMENT NO. 20061019 PAGE 0129662, REGISTER'S OFFICE FOR SAID COUNTY

File# 2181
Property Address: 3552 Gondola Drive, Antioch, TN 37013

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that Same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.