BILL GARRETT, Davidson County
Trans: T20090052803 DEEDWARR
Recvd: 08/04/09 13:53 2 pgs
Fees: 13.00 Taxes: 136.90
20090804-0072999

KAREN WINKLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2009

Notary Public

MY COMMISSION EXPIRES: 9-3-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9701

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugenie D Smith	EUGENIA D. SMITH	069-15-0021.00
(NAME)	(NAME)	
1613 East Stewart Lane	1617 E. STEWART LN	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	NASHVILLE TN 37218	
(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 National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB7 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Eugenie D Smith UNMARRIED

, 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 the 13th Civil District of Davidson County, Tennessee, described as follows:

Being known Map and Parcel No. 069-15-0 021.00, and as the Northwest part of Treppart Lands shown on a copy of survey therefore made by Eric Drake, County Surveyor, in September, 1932, as follows:

Beginning at a point in the center lines of the East Stewart LN., the Southwest corner of the tract of 2.71 acres conveyed to Livy A. White and wife, Louise L. White by deed from R. W. Cundall and wife, of record in Book 929, Page 95, Register's Office for said County, said point likewise being in the North line of a tract of 2.32 acres, more or less, conveyed to W.G Cundall by deed from R. W. Cundall and wife, of record in Book 1151 page 299, said Register's Office; thence supposedly along the center line of said East Stewart LN., South 64-1/2 deg. West to said W.G. Cundall's Northwest corner in the East line of Godrich Lands being in the West line of said tract of 13.97 acres; thence North 63-1/2 deg. West 127 feet, more or less, to a point in the centerline of an old road, being Robert Cato's East line; thence with the center line of said road, North 1 deg. East 221 feet to a point, which is 24 feet South of a Cedar Tree in the center line of said old road at the Southwest corner of the colored church lot shown on said survey, said point being in the West line of the land conveyed to Livy A. White above mentioned; thence with the White's line, South 54-1/2 deg. East along an old fence 190 feet to a twin mock-orange tree with White's line, South 51-1/2 deg. East 127 feet to the point of beginning.

Being the same property conveyed to U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB7 by Trustee's Deed from Maria Neumann as Co-Trustee dated February 20, 2009 and recorded February 27, 2009 in Instrument Number 20090227-0017148, 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 1613 East Stewart Lane (House Number, (Street)) Nashville (City or Town) 37218 (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 Eugenie D Smith, and his/her/their assigns, forever.

Said U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB7 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 for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB7 has executed this deed this 14th day of July, 2009

U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB7 by Litton Loan Servicing, LP, Attorney in Fact

by: _____

J. LYNN BURROW
ASSISTANT VICE PRESIDENT

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared J. LYNN BURROW, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of Litton Loan Servicing, LP, the Attorney in Fact of said U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB7 the within named bargainor, and that he/she as such Authorized Officer, 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 20070614-0071107, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 14th day of July, 2009

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

My Commission Expires

_____
Notary Public

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9701