MW.

# SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090063043 DEEDWARR
Recvd: 09/15/09 10:58 2 pgs
Fees:13.00 Taxes:247.90
20090915-0086061

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September 2009

Notary Public

MY COMMISSION EXPIRES: 3/30/10
(AFFIX SEAL)

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

RT9550

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dudley Marks | Same as new buyer | 050-14-0-096.00 |
| (NAME) | (NAME) | |
| 3251 Spears Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37207 | | |
| (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 ABFC 2006-HE1 Trust, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Dudley Marks, 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:

***Being Lot No. 406 on the plan of Parkwood Estates, Section Two, of record in Book 3300, Page 5, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.***

***Being the same property conveyed to Michael Seymour Claybrooks, II by Warranty Deed from Maurice Fitzgerald and wife, Cynthia W. Fitzgerald, dated October 16, 2006 and recorded on November 2, 2006 in Instrument No. 20061102-0136506, Register's Office for Davidson County, Tennessee.***

***Said property being further conveyed to U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust by Substitute Trustee's Deed from Germaine Duncan of Nationwide Trustee Services, Inc., Substitute Trustee, dated February 5, 2009 and recorded on February 11, 2009 in Instrument No. 20090211-0011784, said Register's Office.***

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 3251 Spears Road Nashville 37207
(House Number, (Street) (City or Town) (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 Dudley Marks, and his/her/their assigns, forever.

Said U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust, 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 ABFC 2006-HE1 Trust has executed this deed this 31st day of July, 2009

U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust by Litton Loan Sericing, 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 ABFC 2006-HE1 Trust the within named bargainor, and that he/she as such AVP, 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 20080609-0058870 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 31st 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**

**RT9550**