BILL GARRETT, Davidson County
Trans:T20090073858 DEEDWARR
Recvd: 10/30/09 10:05 3 pgs
Fees:18.00 Taxes:262.70
20091030-0100164

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-2183
1205269374

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23RD day of October, 2009, by US Bank National Association, as Trustee for Credit Suisse First Boston CSFB 2004-AR3, Grantor, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Charles W. Neighbors and Katherine L. Neighbors, Grantees, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of The Country, Section 2 of record in Plat Book 5050, Page 40, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to US Bank National Association, as trustee for Credit Suisse First Boston CSFB 2004-AR3 by Trustee's Deed filed July 24, 2009 as Instrument No. 20090724-0069449 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3432 Timber Trail Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

* US Bank National Association, as Trustee for Credit Suisse First Boston CSFB 2004-AR3, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

* US Bank National Association, as Trustee for Credit Suisse First Boston CSFB 2004-AR3 by its duly Authorized Attorney in fact, Wells Fargo Bank, N.A.

POA recorded as Instrument No. 20070917-01108 16

BY: _____

Brent Greenup
VP Loan Documentation

ITS: _____

Acknowledgment

State of MARYLAND

County of FREDERICK

On this day before me, a Notary Public, personally appeared Brant Greenup **to me personally well-known, who acknowledged that he/she is the** VP Loan Documentation **of Wells Fargo Bank, N.A., a corporation, as duly authorized attorney-in-fact for US Bank National Association, as Trustee for Credit Suisse First Boston CSFB 2004-AR3, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 23rd **day of October, 2009.**

_____
Notary Public

WILLIAM F. NORMES III
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES MARCH 25, 2012

My commission expires:

3/25/12

(Seal)

State of TENNESSEE

)ss.

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, $71,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 28th **day of** October, 2009.

Notary Public

My commission expires:

7/16/11

(Seal)

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

Property owner and party responsible for payment of taxes:
Charles W. Neighbors and Katherine L. Neighbors
512 Montridge Ct
Franklin, TN 37067

Map No. 150-03-032.00

Return to:
Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211