BILL GARRETT, Davidson County
Trans:T20100007585 DEEDWARRSP
Recvd: 02/08/10 09:11 3 pgs
Fees:18.00 Taxes:277.50
20100208-0009577

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-506
0899010340

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 14th day of January, 2010, by US Bank National Association as Trustee by Residential Funding Company, LLC F/K/A Residential Funding Corporation, Attorney in Fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Chris Thomas, Grantee, the following land in Davidson County, Tennessee:

The following described real property situate in the City of Nashville, County of Davidson, and State of Tennessee, to wit:

The following described real estate, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 36 on the Plan of Section One, Huntington Park, of record in Plat Book 4175, Page 10, Register's Office for said County.

Said Lot No. 36 fronts 75.0 on the Northerly margin of Huntington Parkway and extends back 150.0 feet on the Westerly line and 150.0 feet on the Easterly line to a solid line in the rear measuring 75.00 feet thereon.

Being the same property conveyed to U.S. Bank National Association as Trustee By Residential Funding Company, LLC F/K/A Residential Funding Corporation, Attorney in Fact by Trustee's Deed filed September 8, 2009 as Instrument No. 20090908-0084128 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 746 Huntington Parkway, Nashville, TN 37211

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 Grantee and unto his 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 by Residential Funding Company, LLC F/K/A Residential Funding Corporation, Attorney in Fact,

BY: _____
Amanda Roberts

ITS: PMAC50

POA 20060901-0108523

Acknowledgment

State of TEXAS
)ss.
County of DALLAS

On this day before me, a Notary Public, personally appeared Amanda Roberts, to me personally well-known, who acknowledged that he/she is the PMAC50, of US Bank National Association as Trustee by Residential Funding Company, LLC F/K/A Residential Funding Corporation, Attorney in Fact, 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 by himself/herself as such officer.

Witness my hand and seal this 14 day of January, 2010.

_____
Notary Public

My commission expires:

5-28-2012
(Seal)

JUSTIN S. JUNG
Notary Public, State of Texas
My Commission Expires
May 28, 2012

State of TN
)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, $75,000.00, 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 5th **day of** February, 2010.

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:
Chris Thomas
9619 Deertrack Court
Brentwood TN 37027

Parcel #161-06-0-083.00

Return to:

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