BILL GARRETT, Davidson County
Trans:T20100012248 DEEDWARRSP
Recvd: 03/02/10 11:41 2 pgs
Fees:13.00 Taxes:157.25
20100302-0015871

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of February, 2010 by and between **U.S. Bank National Association, as Trustee for BS ABS 2006-ST1** party of the first part, and Scott Carter party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lying and being situated in the First Civil District of Polk County, Tennessee, the same being Lot Thirteen (13) according to the map or plat of Delano, of record, in Plat Book 2, Page 80, in the Register's Office, Polk County, Tennessee, to which reference is here made. Said lot lies at the Northwest corner of Georgia Avenue and Mississippi Streets and extends back 172 feet along the centerline of Georgia Avenue, and 100 feet along the centerline of Mississippi Street from the center of the intersection.

This being the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument No. 20100302-0015870, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtnances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines, easements and other matters of record including in Plat Book 332, Pages 32 and 33, in the Register's Office of **Davidson** County, Tennessee; year 2010 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

U.S. Bank National Association, as Trustee
for BS ABS 2006-ST1
By: SunTrust Bank, as Attorney-in Fact

By: Annette Holman-Foreman
Printed Name: Annette Holman-Foreman
Title: V.P.

STATE OF VIRGINIA
~~**COUNTY**~~ **OF** RICHMOND
CITY

Before me, the undersigned Notary Public of the aforesaid ~~County~~ City and State, personally appeared Annette Holman-Foreman (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the V.P. of **SunTrust Bank**, a corporation, which caused this instrument to be executed on behalf of **U.S. Bank National Association, as Trustee for BS ABS 2006-ST1**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **U.S. Bank National Association, as Trustee for BS ABS 2006-ST1**.

WITNESS my hand, at office, this 9 day of February, 2010.

Notary Public

Commission Expiration: July 31, 2012

AUBREY S. DESPORTES JR.
Notary Public
Commonwealth of Virginia
327765
My Commission Expires Jul 31, 2012

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
File #2219429

PROPERTY ADDRESS:
1121 McGavock Pike
Nashville, TN 37216

PARCEL ID NUMBER: 07206025200

PROPERTY OWNER AND ADDRESS &
MAIL TAX BILLS TO:
Scott Carter
409 Dominion
Franklin, TN 37067

State of Tennessee
County of Shelby

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 is **$42,500.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Rosalin A. Wood
Affiant

Subscribed and sworn before me this 16th day of February, 2010.

Kristina D. Macre
Notary Public

Commission expiration: 10/26/10

KRISTINA D. MACRE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

This deed is prepared with information provided by First American Title Insurance Company
F:\USERS\CHRIS\SunTrust\SWD SunTrustMortgage,Inc McGavock,Davidson.wpd