THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N16359

BILL GARRETT, Davidson County
Trans:T20100015316 DEEDWARRSP
Recvd: 03/16/10 09:44 2 pgs
Fees:13.00 Taxes:96.20
20100316-0019662

Property Address:
127 Eastmoreland Street, Nashville, TN 37207

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**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **U.S. Bank National Association, as Trustee under the Securitization Servicing Agreement dated as of July 1, 2005, Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series-HE2**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Billie Byrd,** _____, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 40 and the easterly part of Lot No. 39 on the Map of Eastmoreland Place, of record in Book 161, Page 170, Register's Office for said County, described as follows:**

**Beginning at a point in the North margin of Eastmoreland Avenue at the corner of Lots Nos. 40 and 41; thence with a line between said lots northerly 140 feet to a point in the south margin of an alley; thence with the margin of said alley westerly 65.5 feet to a point which is 34.5 feet east of the corner of Lot Nos. 38 and 39; thence southerly 68 feet to a point which is 17 feet west of the line between Lot Nos. 39 and 40; thence westerly 7 feet to a point; thence southerly 72 feet to the north margin of Eastmoreland Avenue; thence with a margin of the same, easterly 74 feet to the point of beginning.**

**Map & Parcel # 071-15-0-076.00**

THIS IS IMPROVED PROPERTY KNOWN AS: ***127 Eastmoreland Street, Nashville, TN 37207***

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said grantee, his/her heirs and assigns, forever; and I do covenant with the said grantee that I lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever, *but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by grantors herein and does not extend to any previous time thereto.* Wherever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a SUBSTITUTE TRUSTEE'S DEED from RICHARD O. HODGES, dated 01/07/2010, and recorded 01/13/2010, in the Register's Office for Davidson County, Tennessee, Instrument Number 20100113-0003105.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right

to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 05 day of February, 2010.

POA of record in Inst # 20090626-0059811 Davidson County, Tennessee.

**U.S. Bank National Association, as Trustee under the Securitization Servicing Agreement dated as of July 1, 2005, Structured Asset Securities Corporation, Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series-HE2**

_____{Seal}
By and through its Attorney in Fact Barclays Capital Real Estate, Inc., a Delaware Corporation dba HomeEq Servicing
**Noriko Colston**
**Assistant Secretary**

*STATE OF* California )
COUNTY OF Sacramento )

On FEB 05 2010, before me, K. Munoz, Notary Public, personally appeared Noriko Colston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
Notary Public Signature K. Munoz

K. MUNOZ
COMM. # 1793282
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO CO.
EXP. MAR 7, 2012

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $26,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**Noriko Colston**
Affiant **Assistant Secretary**

Sworn to and subscribed before me this the 05 of February, 2010.

_____
Notary Public K. Munoz

My Commission expires: _____

K. MUNOZ
COMM. # 1793282
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO CO.
EXP. MAR 7, 2012

**Name of Owner and Property Address:**
Billie Byrd
177 Tusculum Sq. Dr.
Nashville, Tenn. 37211

**Person Or Entity Responsible For Payment Of Taxes:**
Billie Byrd
177 Tusculum Sq. Dr.
Nashville TN 37211

Tax Parcel ID#: 071-15-0-076.00