BILL GARRETT, Davidson County
Trans:T20100033061 DEEDWARRSP
Recvd: 06/02/10 08:15 2 pgs
Fees:13.00 Taxes:101.75
20100602-0042183

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of May, 2010 by and between **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP ALT 2006-S1** party of the first part, and **Charles Sisco** 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:

Land in Davidson County Tennessee being town home Unit G on the plan of Royal Property Management LLC of record in Master Deed Instrument No. 20050817-0097684, Register's Office of Davidson County Tennessee. This property known as 724 Due West Avenue Unit G, Madison, TN 37115.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20091125-0108543, 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 and easements and other matters of record including in Master Deed of record at Instrument No. 20050817-0097684, 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 JP ALT 2006-S1
By: SunTrust Mortgage, Inc., as Attorney in Fact

By: _____
Printed Name: _____
Title: Julie C. Riley
Assistant Vice President

STATE OF VIRGINIA
CITY OF RICHMOND

Before me, the undersigned Notary Public of the aforesaid City and State, personally appeared JULIE C. RILEY, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the A.V.P. of **SunTrust Mortgage, Inc.**, a corporation, which caused this instrument to be executed on behalf of **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP ALT 2006-S1**, 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 JP ALT 2006-S1**.

WITNESS my hand, at office, this 20 day of MAY, 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: * Return To:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
File #2327136

PROPERTY ADDRESS:
724 Due West Avenue, Unit G
Madison, TN 37115

PARCEL ID NUMBER: 051060A01000CO

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Charles Sisco
109 Cumberland Shores
Hendersonville, TN 37075

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 **$27,500.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn before me this 25th day of May, 2010.

_____
Notary Public

Commission expiration: 10/20/10

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.U.S. Bank NA as Trustee for JP ALT 2006-S1.Due West G.Davidson.wpd