Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-2510
1127122231

BILL GARRETT, Davidson County
Trans:T20100037151 DEEDWARRSP
Recvd: 06/18/10 10:46 3 pgs
Fees:18.00 Taxes:122.10
20100618-0047555

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 9th day of February, 2010, by US Bank National Association, as successor Trustee to Bank of America, National Association, (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Loan Trust 2006-12XS, 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 Jeff Davis, a married person and Jason T. Hobbs, a married person, Grantees, the following land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 131A on the Plan of Zone Lot Division of Lot Nos. 130 and 131, Section Four, Third Addition, Trinity Hills Village of record in Plat Book 6250, page 202, which amends the plan of record in Plat Book 5200, page 248, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to US Bank National Association, as successor Trustee to Bank of America, National Association, (Successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Loan Trust 2006-12XS by Trustee's Deed filed December 30, 2009 as Instrument No. 20091230-0118198 in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 2708 Vista Lane, Nashville, TN 37207.

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 successor Trustee to Bank of America, National Association, (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Loan Trust 2006-12XS, by its duly authorized attorney in fact, Wells Fargo Bank, N.A.

POA recorded as Instrument No. 20070917-0110814

BY: _____

Janet B. Farmer

ITS: VP Loan Documentation

Acknowledgment

VP Loan Documentation

State of California
)ss.
County of ~~San Bernardino~~

On this day before me, a Notary Public, personally appeared Janet B. Farmer, to me personally well-known, who acknowledged that he/she is the VPLD of Wells Fargo Bank, N.A., a corporation, as duly authorized attorney-in-fact for US Bank National Association, as successor Trustee to Bank of America, National Association, (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Loan Trust 2006-12XS 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 9 day of February, 2010.

_____
Notary Public

My commission expires: 8/3/2012

_____
(Seal)

S. L. HUNT
Commission # 1808409
Notary Public - California
San Bernardino County
My Comm. Expires Aug 3, 2012

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, $33,000.00, 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 16TH day of June, 2010.

Notary Public

My commission expires:

07/16/2011

(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:
Jeff Davis & Jason T. Hobbs
6646 Bay Point Drive
Gallatin TN 37066

Map and Parcel: 059-08-0-016.00

Return to:

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