Record 1st

BILL GARRETT, Davidson County
Trans:T20100057401 DEEDWARRSP
Recvd: 09/13/10 13:49 2 pgs
Fees:13.00 Taxes:1258.00
20100913-0072667

S&K #: 10-008500

SPECIAL WARRANTY DEED

THIS DEED, between U.S. Bank National Association, as Trustee, Successor-In-Interest to Wachovia Bank, National Association, as Trustee for J.P. Morgan Trust Series 2005-ALT1 Mortgage Pass-Through Certificates, Series 2005-ALT1, organized and existing under the laws of the United States of America hereinafter called Grantor, and Chaye Spector and Benjamin Sesar, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Exhibit "A"

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lots Nos. 11, 12, and 13 on the Map of W.R. CORNELIUS, JR.'s SUBDIVISION, as of record in Book 57, page 124, Register's Office of said County.
Said part of Lot 11 fronts 50 feet on the Easterly side of North 16th Street and together with Lots Nos. 12 and 13 extends back between parallel lines with the Southerly margin of an alley, 162 feet to a dead line.
Being the same property conveyed to Aaron Ochoa, by deed of record in Instrument No. 20040624-0075246, Register's Office for Davidson County, Tennessee.
Lesley R. Ochoa joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050621-0071090 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100406-0025557, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Property Address: 205 N. 16TH STREET, Nashville, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Chaye Spector and Benjamin Sesar
205 N. 16th Street
Nashville, TN 37206

S & K File # 10-008500

Map & Parcel - 08310017100
Witness my hand this 07 day of Se[tember 2010.

U.S. Bank National Association, as Trustee, Successor-In-Interest to Wachovia Bank, National Association, as Trustee for J.P. Morgan Trust Series 2005-ALT1 Mortgage Pass-Through Certificates, Series 2005-ALT1

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP

BY: _____
Maria E Castillo

IT'S: Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Maria E Castillo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Assistant Secretary (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for U.S. Bank National Association, as Trustee, Successor-In-Interest to Wachovia Bank, National Association, as Trustee for J.P. Morgan Trust Series 2005-ALT1 Mortgage Pass-Through Certificates, Series 2005-ALT1, the within named bargainor, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of U.S. Bank National Association, as Trustee, Successor-In-Interest to Wachovia Bank, National Association, as Trustee for J.P. Morgan Trust Series 2005-ALT1 Mortgage Pass-Through Certificates, Series 2005-ALT1, as the Assistant Secretary (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYSIDE HOME LOANS SERVICING LP, which is the attorney in fact for U.S. Bank National Association, as Trustee, Successor-In-Interest to Wachovia Bank, National Association, as Trustee for J.P. Morgan Trust Series 2005-ALT1 Mortgage Pass-Through Certificates, Series 2005-ALT1, and declared that he or she as such Assistant Secretary (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP, executed this instrument as the free act and deed of U.S. Bank National Association, as Trustee, Successor-In-Interest to Wachovia Bank, National Association, as Trustee for J.P. Morgan Trust Series 2005-ALT1 Mortgage Pass-Through Certificates, Series 2005-ALT1

WITNESS my hand and official seal this 07 day of September, 2010.

_____
Notary Public

My Commission Expires: _____

LIZETH GARCIA
My Commission Expires
July 15, 2012

STATE OF TEXAS
COUNTY OF COLLIN

I 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 $ 340,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Bobbi Laughlin Affiant

Subscribed and sworn to before me this the 07 day of September 2010.

_____
Notary Public

My commission expires: _____

LIZETH GARCIA
My Commission Expires
July 15, 2012

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119

LIZETH GARCIA
My Commission Expires
July 15, 2012