Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TN_AHMSI_FA
615-503-9901

BILL GARRETT, Davidson County
Trans:T20100074558 DEEDWARRSP
Recvd: 11/24/10 11:12 4 pgs
Fees:23.00 Taxes:377.40
20101124-0094190

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Bill Nunley and Jennifer Nunley	SEND TAX BILL TO: Bill Nunley and Jennifer Nunley	MAP/PARCEL NUMBERS: 150160A101.00CO
(Name) PO Box 121912	(Name) New Owner	
(Address) Nashville TN 37212	(Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Association, As Trustee For TBW Mortgage-Backed Pass-Through Certificates, Series 2007-2, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Bill Nunley and Jennifer Nunley, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 3017 Beachmist Way, Antioch, TN, 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 11-18-10, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

U.S. Bank National Association, As Trustee For TBW Mortgage-Backed Pass-Through Certificates, Series 2007-2 by American Home Mortgage Servicing Inc. as Attorney In Fact

By: E Evelyn Brown

Name: E. Evelyn Brown

Its: Assistant Secretary

State of Texas
County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid E. Evelyn Brown who acknowledged to me that she/he is Assistant Secretary (Title of person signing) of American Home Mortgage Servicing Inc. (Name of Company), the attorney-in-fact for U.S. Bank National Association, As Trustee For TBW Mortgage-Backed Pass-Through Certificates, Series 2007-2, and that in its capacity as attorney-in-fact for U.S. Bank National Association, As Trustee For TBW Mortgage-Backed Pass-Through Certificates, Series 2007-2 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank National Association, As Trustee For TBW Mortgage-Backed Pass-Through Certificates, Series 2007-2 and the attorney-in-fact for said Grantor to do so..

Given under my hand and seal this the 18th day of November, 2010.

JEN GERA
My Commission Expires
July 29, 2014

Notary Public

My Commission Expires: 7/29/14

State of Texas
County of Dallas

The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Affiant

Subscribed and sworn to before me this November 18, 2010.

Notary Public

My Commission Expires: 7/29/14

RE: 3017 Beachmist Way, Antioch, TN 37013
TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS LD 11/03/2010 rev.

JEN GERA
My Commission Expires
July 29, 2014

TN_AHMSI_FA
11/17/10 @ 10:27 AM

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 5, WINDHAVEN SHORES, SECTION THREE, as shown on plat of record in Instrument No. 20041214-0148382, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee to U.S. Bank National Association, as Trustee for TBW Mortgage-Backed Pass-Through Certificates, Series 2007-2 as recorded on the 9th day of April, 2010 in Instrument No. 20100409-0026961 and Warranty Deed from Windhaven Shores, Inc. to Franklin O. George as recorded on the 28th day of March, 2007 in Instrument No. 20070328-0037262, in the Register's Office of Davidson County, Tennessee.

RE: 3017 Beachmist Way, Antioch, TN 37013

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 3017 Beachmist Way, Antioch, TN 37013