This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-680

BILL GARRETT, Davidson County
Trans:T20110003356 DEEDWARRSP
Recvd: 01/18/11 12:51 2 pgs
Fees:13.00 Taxes:212.75
20110118-0004618

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

STATE OF TENNESSEE)
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, is $57,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stacey Palmer
Grantee or Agent of Grantee

Subscribed and sworn to before me this 13TH day Of January, 2011.

Notary Public
My Commission Expires: 07/16/2011
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Gigi Bagoly 2895 Lynncrest Drive Nashville TN 37214	SAME	096 14 138.00

SPECIAL WARRANTY DEED
(Corporation)

US Bank National Association as Trustee, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Residential Funding Company, LLC, by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20060901-0108523, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Gigi Bagoly, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 23 on the Plan of Happy Acres of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to US Bank National Association as Trustee by Trustee's Deed filed July 9, 2010 as Instrument No. 20100709-0053698 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 912 Allen Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple 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(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 29 day of December 2010.

US Bank National Association as Trustee
for Residential Funding Company, LLC

BY: Charlotte Elliott

Charlotte Elliott

ITS: AVP

Certificate of Acknowledgment

State of TX

)ss.

County of DALLAS

Personally appeared before me, the undersigned Notary Public, Charlotte Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the AVP of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 29 day of December 2010.

Notary Public

My commission expires:

5/28/12

(Seal)

JUSTIN S. JUNG
Notary Public, State of Texas
My Commission Expires
May 28, 2012