Commitment Number: 2820723
Seller's Loan Number: 1284000606

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

Davidson County DEEDWARRSP
Recvd: 01/19/12 08:15 6 pgs
Fees:33.00 Taxes:93.98
20120119-0005047

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Bennett Eugene Tyler and **Paquita Chandre Tyler**, 2835 BRUNSWICK DR., NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
060-16-0-050.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the December 20, 2011, by and between **U.S. Bank National Association, as Trustee for Wachovia Loan Trust, Series 2006-AMN1**, whose mailing address is **8480 Stage Coach Circle, Frederick, MD 21701**, hereinafter grantor, and party of the first part, for $25,400.00 (Twenty-Five Thousand Dollars and Four Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Bennett Eugene Tyler** and **Paquita Chandre Tyler**, hereinafter grantees, party of the second part, whose tax mailing address is **2835 BRUNSWICK DR., NASHVILLE, TN 37207**, the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $25,400.00 (Twenty-Five Thousand Dollars and Four Hundred Dollars and no Cents), 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 as set forth in the Attached Exhibit A. Said property is commonly known as **2835 BRUNSWICK DR., NASHVILLE, TN 37207**.

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows: Land in Davidson County, Tennessee, near Nashville, being part of Lot Number 40 on the Map of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for said County, and described as follows: Beginning at a point at the Southwest intersection of Brunswick Drive and a 50 foot proposed roadway running South of and along the Northerly line of Lot 40 on said plan, said roadway running Westerly from Brunswick Drive to the Easterly margin of Alhambra Circle; thence Westerly with the margin of said proposed roadway, 109.6 feet to a point; thence Southerly 80 feet to a point in the line between Lots 40 and 53; thence with the line between said lots Easterly 109.6 feet to the Westerly margin of Brunswick Drive; thence with the margin of the same Northerly 80 feet to the beginning.

Being the same property as conveyed from Shellie Wallace, Successor Trustee to U.S. Bank National Association, as Trustee for Wachovia Loan Trust, Series 2006-AMN1, as described in Doc. No. 20110902-0068076, Dated 08/25/2011, Recorded 09/02/2011 in DAVIDSON County Records.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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 in their proper gender and number according to the context hereof.

Executed by the undersigned on December 20, 2011:

Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact for U.S. Bank National Association, as Trustee for Wachovia Loan Trust, Series 2006-AMN1

By: _____

Name: Tobias E. Gift
Vice President Loan Documentation

Its: _____

STATE OF Maryland
COUNTY OF Frederick

THE FOREGOING INSTRUMENT was acknowledged before me this December 20, 2011 by Tobias E. Gift its VP Loan Documentation on behalf of **Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact for U.S. Bank National Association, as Trustee for Wachovia Loan Trust, Series 2006-AMN1,** appearing on behalf of the corporation with full authority to act for said corporation. He/She is personally known to me or has produced _____ as identification.

(SEAL) _____
Notary Public

Print Name: Erin Mackey

My Commission Expires: 2.17.15

ERIN MACKEY
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES FEB. 17, 2015

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER

I, NIKKI SMALLWOOD, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $25,400.00, which amount is equal or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Affiant, NIKKI SMALLWOOD, subscribed and sworn before me this 23 day of DECEMBER, 2011

Notary Public

My commission expires: 2.2.12

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries