BILL GARRETT, Davidson County
Trans:T20120017920 DEEDWARRSP
Recvd: 03/12/12 10:13 4 pgs
Fees:23.00 Taxes:349.65
20120312-0021108

This instrument prepared by and (MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1195BATN
Property ref: 3549 SEASONS DRIVE, ANITOCH, TN 37013

SPECIAL WARRANTY DEED

Send tax bills to: L. KAY GREGATH AND JOHN T. GREGATH3549 SEASONS DRIVE, ANITOCH, TN 37013
Name and address of new owner: L. KAY GREGATH AND JOHN T. GREGATH
3549 SEASONS DRIVE, ANITOCH, TN 37013
Map parcel number: 150120A11200CO

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

U.S. BANK NATIONAL ASSOCIATION ON BEHALF OF THE CERTIFICATEHOLDERS OF CSAB MORTGAGE BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-3,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

L. KAY GREGATH and JOHN T. GREGATH,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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 hereinafter.

We further covenant and bind ourselves, our heirs 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 the grantor.

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.

Witness our hand this 17th day of FEBRUARY, 20 12, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

U.S. BANK NATIONAL ASSOCIATION ON BEHALF OF THE CERTIFICATEHOLDERS OF CSAB MORTGAGE BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-3

By Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP as its attorney in fact

By: _____
Its: Russell Black, AVP

By: _____
Its: Shelia Ewing, AVP

State of TEXAS
County of COLLIN

(For signer #1)
Personally appeared before me, Pennie Clayton (name of notary public), Notary Public, Russell Black, AVP (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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.

(For signer #2)
Additionally, personally appeared before me, Pennie Clayton (name of notary public), Notary Public, Shelia Ewing, AVP (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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, at office, this 17th day of FEBRUARY 2012

_____
Notary Public Pennie Clayton
My commission expires:
(Affix Seal)

NOTARY PUBLIC STATE OF TEXAS
PENNIE CLAYTON
My Commission Expires
February 29, 2012

SEE EXHIBIT A FOR POWER OF ATTORNEY

Exhibit "A"

Legal Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 754, ON THE PLAN OF SOMERSET PHASE 5-D OF RECORD IN PLAT BOOK 7900, PAGE 670, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION

Source of title

_____ Trustee's Deed or
___X__ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book . Page ; or
Instrument Number 20110418-0029559
County of DAVIDSON , TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is 94,500.00.

Affiant

Subscribed and sworn to me before this the 1st day of March, 2012.

Notary Public

My commission expires:
(Affix Seal)

SHARILYN WAGNER NOTARY PUBLIC GEORGIA GWINNETT COUNTY My Comm. Expires June 1, 2012