BILL GARRETT, Davidson County
Trans:T20120026620 DEEDWARRSP
Recvd: 04/12/12 09:04 2 pgs
Fees:13.00 Taxes:357.27
20120412-0031226

0899016695

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 6 day of April, 2012 by and between, **U.S. Bank National Association, as Trsutee for RASC-2006-EMX2**, party of the first part, and **Brian G. Foster and wife, Mary B. Foster,** parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit :

Lot 14, PLAN OF RIVERWOOD HEIGHTS Subdivision, as shown on plat of record in Plat Book 1835, Page 42, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property Known as: 2327 Shadow Lane, Nashville, Tennessee, 37216

Parcel Id No.: 073050102

This being the same property conveyed to **U.S. Bank National Association, as Trsutee for RASC-2006-EMX2**, by Substitute Trustee's Deed of record in Instrument Number 20110915-0071580 in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

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, his 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 is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for any Subdivision Restrictions, Reservations, Conditions, Covenants, Dedications, Declarations, Easements and other matters on plat of record in Plat Book 1835, Page 2 in the Register's office of Davidson County, Tennessee, and 2012 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

U.S. Bank National Association, as Trsutee for RASC-2006-EMX2, by Residential Funding Company, LLC, as Attorney-In-Fact

By _____
Eddie Mendez
Authorized Officer

STATE OF Texas
COUNTY OF Dallas }

Personally appeared before me a Notary Public, Eddie Mendez with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the AVP of Residential Funding Company, LLC, as Attorney-in-Fact, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 6 day of April, 2012.

TRACEY JOHNSON-HOOKS
Notary Public, State of Texas
My Commission Expires
September 21, 2014

NOTARY PUBLIC

My Commission Expires: 9-21-14

STATE OF TEXAS
COUNTY OF DALLAS

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 $96,560.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Eddie Mendez
AFFIANT

Subscribed and sworn to before me this the 6 day of April, 2012.

NOTARY PUBLIC

My commission expires: 9-21-14

TRACEY JOHNSON-HOOKS
Notary Public, State of Texas
My Commission Expires
September 21, 2014

Property Address:
2327 Shadow Lane
Nashville, TN 37216

New Owner and Mail Tax Bills to:
Brian G. & Mary B. Foster
1316 McChesney Lane
Nashville TN 37214

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
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Memphis, TN 38117
(901) 525-2427