Davidson County DEEDWARRSP
Recvd: 09/19/12 12:45 4 pgs
Fees:23.00 Taxes:83.62
20120919-0085138

sCE1204-TN-348367

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,599.00

Affiant Chris Heinichen

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF September 2012

Notary Public Benjamin Z. Karp

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Benjamin Z Karp
My Commission EE 213181
Expires 07/02/2016

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M&J Partnership 1019 Millwood Lane Ashland City, TN 37015	M&J Partnership 1019 Millwood Lane Ashland City, TN 37015	**05910030100**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, **U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1996-R1,** (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **M&J Partnership, A Tennessee Business PartnershipA Tennessee Business Partnership,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit.

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 831 Charlie Place, Nashville, TN 37207

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **M&J Partnership, A Tennessee Business Partnership,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1996-R1,** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **M&J Partnership, A Tennessee Business Partnership,** his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1996-R1,** has executed this deed this the 5 day of Sep, 2012.

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORTGAGE PASS-THROUGH CERTIFICATES 1996-R1

Chris Heinichen

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

Contract Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Chris Heinichen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORTGAGE PASS-THROUGH CERTIFICATES 1996-R1,** the within named bargainor, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney ~~of record in Book ____, Page ____, or Instrument~~ Number ____, of record in Register's Office for County, State of Tennessee. simultaneously herewith

Witness my hand and Notarial Seal this 5 day of September, 2012.

Benjamin Z Karp

Notary Public

My Commission expires:

POA Recorded- 11-Jul-12, as Instrument # 20120711-0060873

RETURN TO:
M&J Partnership
1019 Millwood Lane

Notary Public State of Florida
Benjamin Z Karp
My Commission EE 213181
Expires 07/02/2016

Ashland City, TN 37015

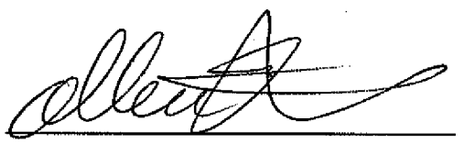
EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15-B ON THE PLAN OF ZONE LOT DIVISION OF LOT 15, HAYNES MANOR, SECTION 7, OF RECORD IN BOOK 6200, PAGE 605, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 6632, PAGE 656, ALL MATTERS SHOWN ON PLAN OF RECORD, AND ANY AND ALL EASEMENTS OF RECORD.

Being Property Conveyed by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC, Successor Trustee to U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1996-R1, recorded May 10, 2012, in INSTR # 20120510-0040477, Davidson County, Tennessee.

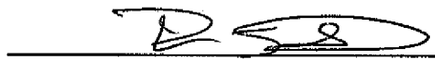
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



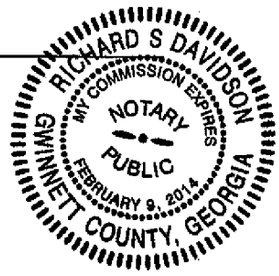
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature



MY COMMISSION EXPIRES: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.