BILL GARRETT, Davidson County
Trans:T20130010365 DEEDWARRSP
Recvd: 02/06/13 14:20 4 pgs
Fees:23.00 Taxes:296.00
20130206-0012471

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2012070152TN

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Barry Bruce	(Name) Barry Bruce	052-03-0-088.00
(Address) 319 Jenkins Cemetery Rd	(Address) 319 Jenkins Cemetery Rd	
(City) (State) (Zip) Centerville, TN 37033	(City) (State) (Zip) Centerville, TN 37033	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2002-5 Home Equity Pass-Through Certificates, Series 2002-5,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Barry Bruce,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **052-03-0-088.00**

X Improved OR
Unimproved property located at:

923 Hospital Drive, Madison, TN 37115, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) 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 in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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 as of the 01/29/13, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2002-5 Home Equity Pass-Through Certificates, Series 2002-5 by and through their duly appointed Attorney-in-Fact, Select Portfolio Servicing, Inc.

By: 1-29-13
Title: DEBRA REILLY, DOC. CONTROL OFFICER

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DEBRA REILLY, DOC. CONTROL OFFICER (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Document Officer (Title of Person signing) of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2002-5 Home Equity Pass-Through Certificates, Series 2002-5 the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this 01/29/13.

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2016
Comm. Number: 659121

Notary Public
My Commission Expires: 10/10/2016

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transaction is $80,000.00.

Affiant

Subscribed and sworn before me this 2-5-13.

CRYSTAL ROZENBAUM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 18, 2013

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Tract B on the Map of Home Acres Subdivision, of record in Book 974, Page 39, Register's Office of Davidson County, Tennessee and described as follows: Beginning at a point in the center line of a proposed drive, known as Sanitarium Drive, at the southeast corner of the property conveyed to H.O. Kohr by deed of record in Book 1058, page 639, said Register's Office, said point being 122 feet east of the easterly margin of a proposed 50 foot road intersecting said Sanitarium Drive on the south line thereof; thence along Kohr's easterly line northerly 200 feet to the north line of the original 45 acre tract; thence with the line of the same easterly 75 feet to a point; thence southerly 200 feet to the centerline of said proposed Sanitarium Drive; thence with the centerline of the same property westerly 75 fee to the beginning.

This being the same property conveyed by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, to U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2002-5 Home Equity Pass-Through Certificates, Series 2002-5, filed for record July 23, 2012, in Instrument No. 20120723-0064238, Davidson County, Tennessee records.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.