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Davidson County	DEEDWARRSP
Recvd: 06/27/13 15:49	6 pgs
Fees:33.00 Taxes:1498.50	
20130627-0066367	

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Matheney, Jr.	**Larry Matheney, Jr.**	**124000075.00**
3434 Hobson Pike	**3434 Hobson Pike**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

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, as Trustee for Credit Suisse First Boston Mortgage Acceptance Corp., CSFB Mortgage-Backed Pass-Through Certificates, Series 2004-7, have this day bargained and sold, and do hereby transfer and convey unto the said Larry Matheney, Jr., *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee as follows:*

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

DESCRIBED PROPERTY LOCATED IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY J.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Substitute Trustee's Deed recorded at February 14, 2013 under Instrument No. 20130214-0015075, in the
Register's Office of Davidson County, Tennessee.

BRUCE RAINEY, SURVEYOR #823 DATED JULY 15, 1981 AND REVISED OCTOBER 10, 1983 AND KNOWN AS JOB NO. 83-340 AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY MARGIN OF HOBSON PIKE, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THIS TRACT AND ALSO BEING 639.68 FEET WEST OF THE INTERSECTION OF THE SOUTHERLY MARGIN OF HOBSON PIKE AND THE ORIGINAL EASTERLY LINE OF THE BELINDA CITY, INC. PROPERTY OF WHICH THIS IS A PART; THENCE LEAVING THE MARGIN OF SAID PIKE SOUTH 06 DEGREES 00 MINUTES 00 SECONDS WEST 1630.72 FEET TO AN IRON PIN IN THE LINE OF THE U.S. GOVERNMENT LAND; THENCE WITH THE GOVERNMENT LINE AND A FENCE THE FOLLOWING 2 CALLS; NORTH 86 DEGREES 51 MINUTES 24 SECONDS WEST 173.85 FEET TO A GOVERNMENT MONUMENT; THENCE NORTH 49 DEGREES 34 MINUTES 04 SECONDS WEST 248.53 FEET TO AN IRON PIN; THENCE LEAVING THE GOVERNMENT LINE AND FENCE NORTH 07 DEGREES 02 MINUTES 59 SECONDS EAST 1438.20 FEET TO AN IRON PIN ON THE SOUTHERLY MARGIN OF THE AFORESAID HOBSON PIKE; THENCE WITH THE SOUTHERLY MARGIN OF SAID PIKE NORTH 86 DEGREES 11 MINUTES 30 SECONDS EAST 357.50 FEET TO A POINT OF BEGINNING.

The actual consideration or value whichever is greater, for this transfer is Four Hundred Five Thousand Dollars ($405,000.00).

Affiant 5/2/2013

Jennifer Lynn Presley
Vice President Loan Documentation

State of Maryland

County of Frederick

On this 2 *day of* May, 20 13, *before me, the undersigned officer, personally appeared* Jennifer Lynn Presley, *who acknowledged himself/herself/themselves to be the* VP Loan Documentation *of* Wells Fargo Bank, NA, Attorney in Fact, *a corporation, and that he/she/they, as such* VP Loan Documentation, *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as* VP Loan Documentation.

In witness whereof I hereunto set my hand and official seal.

CATHY BROWN
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXPIRES FEB. 25, 2015

Notary Public

My Commission expires February 25 2015

Property known as: **3434 Hobson Pike Hermitage, TN 37076.**

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 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, as Tustee for Credit Suisse First Boston Mortgage Acceptance Corp., CSFB Mortgage-Backed Pass-Through Certificates, Series 2004-7, by Wells Fargo Bank, NA its Attorney-in-fact

5/2/2013

Name: Jennifer Lynn Presley
Vice President Loan Documentation

Title:

POA recorded 1/19/12 in Davidson County TN, instrument #20120119-0005045

State of Maryland

County of Frederick

On this 2 *day of* May, 20 13, *before me, the undersigned officer, personally appeared* Jennifer Lynn Presley, *who acknowledged himself/herself/themselves to be the* VP Loan Documentation *of Wells Fargo Bank, NA, Attorney in Fact, a corporation, and that he/she/they, as such* VP Loan Documentation, *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as* VP Loan Documentation.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission expires February 25, 2015

CATHY BROWN
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXPIRES FEB. 25, 2015

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