FILE BOX 45

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of September, 2001 by and between **Mortgage Electronic Registration Systems, Inc.**, party of the first part, and Misty Dodd, unmarried

party of the second part.

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

Lot 18, Section "C", on the Plan of Madison Park, Section 3, as shown on plat of record in Plat Book 3500, Page 104 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Successor Trustee's Deed of record at Instrument No. 20010723-0077830 in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part 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 all matters of record, including all matters shown on the Plan in Book 3500, Page 104; and Covenants, Conditions and Restrictions of record in Book 3794, Page 933; all in the Register's Office of **Davidson** County, Tennessee; year 2001 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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

WITNESS the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 10/05/01 16:14 2pgs
Fees:13.00 Taxes:275.28
20011005-0108949

Mortgage Electronic Registration Systems, Inc.

By: Fidelity National Asset Management Solutions, Its Attorney-in-Fact

By: Bradley D. Marich
Printed Name: BRADLEY D. MARICH
Title: Vice President

FILE BOX 45

STATE OF Colorado
COUNTY OF Adams

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared BRADLEE D. MARIEL, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **Mortgage Electronic Registration Systems, Inc.,** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Mortgage Electronic Registration Systems, Inc.**

WITNESS my hand, at office, this 18th day of September, 2001.

Notary Public

Commission Expiration: 1/26/03

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF10232

PROPERTY ADDRESS:
578 Anderson Lane
Madison, Tennessee 37115

PARCEL ID NUMBER: Field Book 11D63410, Map 43-6, Parcel 162

PROPERTY OWNER:
Misty Dodd
578 Anderson Lane
Madison, TN 37115

MAIL TAX BILLS TO:
Franklin American Mortgage
501 Corporate Centre Dr., #400
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, OR WE, 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 **$74,400.00** WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Misty Dodd
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 28 DAY OF September, 2001.

Marie Bradford
NOTARY PUBLIC

COMMISSION EXPIRATION: 1/26/02

This deed is prepared with information provided by Chicago Title Ins. Co.

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