This Instrument Prepared by:
Jack Case Wilson Title Associates
7100 Executive Center Drive, Suite 150
Brentwood TN 37027
B-2780

Davidson County DEEDWARR
Recvd: 05/20/02 08:59 2pgs
Fees:13.00 Taxes:333.00
20020520-0061072

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Mortgage Electronic Registration Systems, Inc. said Grantor does hereby bargain, sell, transfer and convey unto Angela Y. Burns, an unmarried woman, and his/her/their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Lot No. 266 Peppertree Forest, Section 14, as shown by plat and survey of record in Plat Book 7900, Page 501, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mortgage Electronic Registration Systems, Inc. by Substitute Trustee's Deed from Phillip M. Kleinsmith, Trustee of record in Instrument No. 20010914-0100228, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as 4884 Peppertree Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Angela Y. Burns, and his/her/their assigns, forever.

Grantee, Angela Y. Burns whose address is 4884 Peppertree Drive, Antioch, Tennessee 37013, is responsible for the payment of real property taxes on subject property.

Said Mortgage Electronic Registration Systems, Inc. warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc. has executed this deed and affixed its corporate seal by Ashraf R. Ibrahim, its AVP this 6 day of May, 2002. Asst. Vice President

Mortgage Electronic Registration Systems, Inc.
BY: _____
Ashraf R. Ibrahim
Title: Asst. Vice President

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ashraf R. Ibrahim with whom I am personally acquainted (~~or proved to me on the basis of satisfactory~~ Asst. Vice President evidence) and who upon his oath(s) acknowledged himself to be the AVP of Mortgage Electronic Registration Systems, Inc., the within named bargainor, a corporation, and that he as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said AVP as such AVP.

Witness my hand and official seal at office this 6 day of May, 2002.

My Commission Expires:
7/31/04

Cecilia M. Peters
Notary Public

The actual consideration or value whichever is greater, for this transfer is $90,000.00

Angela Y. Burns
Affiant

Subscribed and sworn to before me this 7 day of May, 2002.

Notary Public

My Commission Expires: 4/16/06

WILLIAMSON JACK CASE WILLIAMSON
NOTARY PUBLIC AT LARGE
COUNTY, TENNESSEE

ADDRESS NEW OWNERS:
Angela Y. Burns
4884 Peppertree Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Columbia National Inc.
P.O. Box 3050
Columbia, MD 21045

MAP & PARCEL:
165-14-0-153.00