Return to:
ACCURATE TITLE & ESCROW, INC.
175 E MAIN ST STE B
HENDERSONVILLE, TN 37075
(615) 822-0997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Subscribed and sworn to before me, this 18th day of March, 2003.

Affiant

My Commission Expires: Feb 8, 2007

Notary Public

SUSAN MARY DONLON
COMM. # 1399010
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMM. EXP. FEB. 8, 2007

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/03 12:05 2pgs
Fees:13.00 Taxes:314.50
20030409-0047270

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BOULEVARD, SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
3045 Fieldstone Drive Antioch, TN 37013 MAP & PARCEL NO. 150-10-0/025.00	New South Federal 210 Automation Way MSN 72893 Birmingham, AL 35210

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Accredited Home Lenders Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Bobby L. Green, Jr. and Georgia A. Bratton Green

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 88, on the plan of Section 10-B, Cherry Hills Subdivision, as shown on plat of record in Plat Book 5210, page 139, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Accredited Home Lenders Inc., by Trustee's Deed from Robert M. Wilson, Jr. as Successor-Trustee, dated February 5, 2003, and filed of record on March 17, 2003, in Instrument No. 20030317-0034991, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 3045 FIELDSTONE DRIVE ANTIOCH, TN 37013

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE

DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER 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 HANDS THIS 18th DAY OF MARCH, 2003.

Accredited Home Lenders Inc.

Kaye Carter

By:
Its:

STATE OF California
COUNTY OF San Diego

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kaye Carter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Assistant Vice President of Accredited Home Lenders Inc., the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 18th day of March, 2003.

My Commission Expires:

SUSAN MARY DONLON
COMM. # 1399010
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMM. EXP. FEB. 8, 2007

Susan Mary Donlon

Notary Public

SPECIAL WARRANTY DEED