State of California
County of Orange
The actual consideration or value, whichever is greater, for this transfer is **100,000.00**

Subscribed and sworn to before me, this April 02, 2003.

My Commission Expires: 11/29/2005

Affiant Chris Pitaniello, Vice President

Notary Public I. Hargrave

I. HARGRAVE
Commission # 1332302
Notary Public - California
Orange County
My Comm. Expires Nov 29, 2005

**N12103F 100194**
**REO 15995/30968275-ih**

Davidson County DEEDWARR
Recvd: 04/15/03 09:07 2pgs
Fees:13.00 Taxes:370.00
20030415-0049737

# Special Warranty Deed

This instrument was prepared by & when recorded return to:
***First National Financial Title Services, Inc.***
15 Century Boulevard, Suite 101
Nashville, TN 37214

| Address of New Owner: | Send Tax Bills to: |
|---|---|
| **Pearl Marie Milan**<br>**1401 Pleasant Hill Road,**<br>**Nashville, TN 37214** | **Pearl Marie Milan**<br>**1401 Pleasant Hill Road,**<br>**Nashville, TN 37214** |

**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, WM Specialty Mortgage LLC, Without Recourse**

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Pearl Marie Milan, married**

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:

***Situated in Davidson County, State of Tennessee, and being further described as:***

**All** that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

BEGINNING at a new PK nail at the centerline intersection of Pulley Road and Pleasant Hill Road, thence along said centerline of Pleasant Hill Road S 00°00'00" 150.06 feet to a new PK nail; Thence leaving said centerline S 88°30'38" up passing an old iron rod at 12.11 feet and continuing for a total of 121.51 feet to a new iron rod thence N 21°39'37" W, to a new iron rod; thence N 0°59'51" E, 54.36 feet to a new iron rod, said iron rod at the common corner of Perkins, John Grissom as of record in Book 8312, Page 551 RODC, TN and Ray Pulley as of record in Book 4183, Page 679 RODC, TN; thence along said Pulley's northeasterly line N 37°01'00" W, 166.37 feet to a new PK nail in the centerline of Pulley Road; thence along said centerline S 71°44'00" E, 98.92 feet to a new PK nail; thence S 60°07'00" E, 188.30 feet to the point of beginning, containing 0.83 acre, more or less.

BEING the same property conveyed to WM Specialty Mortgage LLC, Without Recourse, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated 02/13/2003, recorded 02/25/2003, as Document No. 200302250024749, Davidson County, Tennessee Records.

**Map & Parcel #121-00-0-049.00**

THIS IS IMPROVED PROPERTY KNOWN AS: ***1401 Pleasant Hill Road, Nashville, TN 37214***

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.

REO 15995/30968275-IH
Witness our hands this **April 02, 2003**

**WM Specialty Mortgage LLC, Without Recourse**

***By: Chris Pitaniello***
***Its: Vice President***

***State of California***
***County of Orange***

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Pitaniello 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 Vice President of Ameriquest Mortgage Co. the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument in behalf of WM Specialty Mortgage LLC as its attorney-in-fact.

Witness my hand and official seal at office on this the 2nd day of April, 2003

My Commission Expires: 11/29/2005

Notary Public I. Hargrave

## Special Warranty Deed

I. HARGRAVE
Commission # 1332302
Notary Public - California
Orange County
My Comm. Expires Nov 29, 2005