State of California
County of Orange

The actual consideration or value, whichever is greater, for this transfer is **55,000.00**

Subscribed and sworn to before me, this April 9, 2003.

My Commission Expires: 7/14/06

Affiant - Jane Johnson, Sr. Vice President

Notary Public

KATHLEEN CAMERON
Commission # 1364790
Notary Public - California
Orange County
My Comm. Expires Jul 14, 2006

N11619 100194

Special Warranty Deed

REO/LN# 14918/31932278-KC

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:
Van E. Christian II **9463 Chesapeake Drive** **Brentwood, TN 37027**	**Van E. Christian II** **9463 Chesapeake Drive** **Brentwood, TN 37027**

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, Ameriquest Mortgage Company

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Van E Christian II, a married man**

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:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, being described as follows:

Being Lot No. 6 on the Plan of Nawakwa Hills, as of record in Plat Book 843, Pages 36 & 37, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 100 feet on the northeasterly side of Pawnee Trail and extends back northeasterly 246 feet on the easterly side and 245 feet on the westerly line to a dead line and measures 100 feet thereon.

Being the same property conveyed unto Ameriquest Mortgage Company, its successors and assigns by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated September 29, 2002, recorded October 10, 2002, of record in Instrument No. 200210100123983, of the Register's Office for Davidson County, Tennessee.

Map & Parcel #053-14-0/099.00

THIS IS IMPROVED PROPERTY KNOWN AS: ***1405 Pawnee Trail, Madison, Tennessee 37115***

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.

Davidson County DEEDWARR
Recvd: 04/17/03 10:27 2pgs
Fees:13.00 Taxes:203.50
20030417-0051252

Witness our hands this **April 9, 2003**

Ameriquest Mortgage Company
Jane Johnson, Sr. 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 Jane Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Sr. Vice President of Ameriquest Mortgage Company, 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 9th day of April, 2003.

My Commission Expires: July 14, 2006

Notary Public

Special Warranty Deed

KATHLEEN CAMERON
Commission # 1384790
Notary Public - California
Orange County
My Comm. Expires Jul 14, 2006