Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2003-1026
CMD115351

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#584

# SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 21st day of March, 2003, by Cendant Mortgage Corporation, Grantor, by its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Michael Ramey and and Valentina Ramey, Grantees, the following land in Davidson County, Tennessee:

Being all of Lot No. 281, on the Plan of Priest Lake Park, Section Five, according to the plat thereof, recorded in Plat Book 4460 at Page 174, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Cendant Mortgage Corporation by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, recorded December 18, 2002 as instrument number 20021218-0156246, Register's Office for Davidson County, Tennessee.

Commonly known as: 132 Saxon Mist Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seised and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Davidson County DEEDWARR
Recvd: 04/24/03 13:30 3pgs
Fees:18.00 Taxes:455.10
20030424-0055208

**IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.**

**Cendant Mortgage Corporation by its lawful attorney in fact, Fidelity National Asset Management Solutions.**

**BY:** _____
**Pamela J. Crocker, Vice President**

**ITS:** _____

**Acknowledgment**

**State of** Colorado)
)ss.
**County of** Adams)

**On this day before me, a Notary Public, personally appeared** Pamela J. Crocker, **to me personally well-known, who acknowledged that he/she is the** Vice President **of Fidelity National Asset Management Solutions, a corporation, as attorney-in-fact for Cendant Mortgage Corporation, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

**Witness my hand and seal this** 21st **day of March, 2003.**

_____
**Notary Public**

**My commission expires:** 9-23-04

_____
**(Seal)**

SHALEEN M KOEHLER
Notary Public
State of Colorado

**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, $123,000, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.**

**Affiant: Pamela J. Crocker, Vice President**

**Subscribed and sworn to before me this** 21st **day of March, 2003.**

**Notary Public**

**My commission expires:** 9-23-06

**(Seal)**

SHALEEN M KOEHLER
Notary Public
State of Colorado

**Property owner and party responsible for payment of taxes:**
~~**Michael Ramey and**~~ COLUMBIA NATIONAL INC
~~**132 Saxon Mist Drive**~~ P.O. BOX 3050
~~**Nashville, TN, 37217**~~ COLUMBIA, MD 21045-6050

**Map No. 136-07-154.00**

**Return to:**

ADVANTAGE TITLE
109 KENNER AVE
NASHVILLE, TN 37205