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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 04/29/03 09:14 2pgs
Fees:13.00 Taxes:123.95
20030429-0056904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $33,500.00

Affiant

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

Notary Public
My commission expires: 03/14/05

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Steven R. Walker<br>232 Harpeth Hills Drive<br>Kingston Springs, TN 37082 | New Owner<br>232 Harpeth Hills Drive<br>Kingston Springs, TN 37082 | 091-12-0 053.00 |

## SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee of the Security National Mortgage Loan Trust 2000-1, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven R. Walker and wife, Nancy C. Walker, hereinafter called the Grantees, their successors and assigns, 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 Nos. 307 and 309, Block 42, on the Plan of Number 1 West Nashville, of record in Book 57, Pages 74 & 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to First Union National Bank as Trustee of the Security National Mortgage Loan Trust 2000-1, by Substitute Trustee's deed from Denise Griffin, as Substitute Trustee, of record in Instrument No. 20021204-0149209, Register's Office for Davidson County, Tennessee. Wachovia Bank, National Association being successor to First Union National Bank.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4404 Indiana Avenue, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantor. Grantor hereby covenants with Grantee that Grantor will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further otherwise.

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 my hand this 18th day of April, 2003.

Wachovia Bank, National Association (formerly known as First Union National Bank) as Trustee of the Security National Mortgage Loan Trust 2000-1

By: SN Servicing Corporation, its Attorney in Fact

By: _____
Jack J. Mendheim, Executive Vice President

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jack J. Mendheim, with whom I am personally acquainted, and who, upon oath, acknowledged that he is the Executive Vice President of SN Servicing Corporation, the attorney in fact for Wachovia Bank, National Association, (formerly First Union National Bank) as Trustee of the Security National Mortgage Loan Trust 2000-1, the bargainor, and who acknowledged that he as such Executive Vice President is authorized by SN Servicing Corporation to execute this instrument on its behalf, and that SN Servicing Corporation, as attorney in fact, is authorized by Wachovia Bank, National Association (formerly First Union National Bank) as Trustee of the Security National Mortgage Loan Trust 2000-1 to execute this instrument on its behalf.

Witness my hand and seal at _____, LA, this 18 day of April, 2003.

_____
Notary Public at Large

My commission expires upon death

NOTARY PUBLIC
ASCENSION PAR