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Prepared by: Return To:
WILLIAM D. CASTLEMAN, ATTORNEY
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/12/03 14:17 2pgs
Fees:13.00 Taxes:321.90
20030612-0081400

New Owner	**Send Tax Bills To**	**Map/Parcel No.**
Ronald Lawson 409 Rosehill Court Goodlettsville, TN 37072	Greenpoint Mortgage Funding, INC. P.O. Box 908 Newark, NJ 07101-0908	Map 25-7 Parcel 28

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 29th day of May, 2003, by **Wachovia Bank National Association,** (hereinafter the **"Grantor"**), and **Ronald Lawson and wife, Anitra Lawson**, (hereinafter the **"Grantees"**).

WITNESSETH:

That the said **Grantor**, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00), in hand paid by the **Grantees**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Grantees** forever, all the right, title, interest, claim and demand which **Grantor** has in and to the following described lot, piece or parcel of land, situate, lying and being the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the plat of Ranchwood Estates, Section III, as of record in Book 3300, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 61.94 feet on the Westerly side of Rosehill Court and runs back 380.4 feet on the Northwesterly line and 282.1 feet on the Southeasterly line to a broken line in the rear upon which it measures 201.59 feet.

Being the same property conveyed to Wachovia Bank National Association by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, of record in Instrument No. 20030226-0025614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, restrictive covenants, easements, and rights-of-way for public utilities of record.

This is improved property, known as 409 Rosehill Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title, interest, lien, equity and claim whatsoever of **Grantor**, to the only proper use, benefit and behalf of **Grantees** forever; and **Grantor** does hereby bind itself, its successors and assigns, to warrant and defend all and singular, the Property unto **Grantees**, and **Grantees'** successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under **Grantor**, but not further or otherwise.

IN WITNESS WHEREOF, the **Grantor** has signed and sealed these presents the day and year first above written.

WACHOVIA BANK NATIONAL ASSOCIATION SEAL

Wachovia Bank National Association

BY: _____

Name: BRYON M. TINNIN

Title: ASSISTANT VICE PRESIDENT

STATE OF North Carolina)
COUNTY OF Cleveland)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bryon M. Tinnin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be ~~Assistant Vice President~~ of **Wachovia Bank National Association**, the within bargainor, and corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by the said Bryon M. Tinnin as such ~~Assistant Vice President~~.

WITNESS my hand and official seal at Charlotte North Carolina, this the 29th day of May, 2003.

Gwendolyn H. Carothers
Notary Public

My Commission Expires: 4-4-08

GWENDOLYN H. CAROTHERS
CLEVELAND, NC
My Commission Expires April 4, 2008

GWENDOLYN H. CAROTHERS NOTARY PUBLIC CLEVELAND COUNTY, N.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$87,000.00**.

Affiant

SWORN to and subscribed before me,
this 6th day of ~~May~~ June, 2003.

Bertie Jo Whitaker
Notary Public

My Commission Expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE