FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, L.L.P.
6750 Lenox Center Ct
Suite 202
Memphis, TN 38115
S & K# CL-0007

AFTER RECORDING, RETURN TO:
Shapiro & Kirsch, L.L.P.
6750 Lenox Center Court
Suite 202
Memphis, TN 38115

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 18th day of June, 2003, by and between Conseco Finance Servicing Corp. party of the first part, and Juan Santos, unmarried, party of the second part.

WITNESSETH:That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of Antioch, County of Davidson, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and improvements located thereon.

The property is improved with an address of: 401 Josephine Court, Antioch, TN 37013

Being the same property conveyed to the party of the first part by Substitute Trustees Deed of record at Instrument No. 20021113-0140563 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Subject to 2003 County taxes , subdivision restrictions, building and setback lines and easement of record. Subject to Plat of record in Book 6250 Page 611, restrictions of record in Book 6243 Page 80, Easements of record in Book 3799 Page 179, Deeds of Conveyance of record in Book 7061 Page 160 and Book 7061 Page 186.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

CONSECO FINANCE SERVICING CORP.

Davidson County DEEDWARR
Recvd: 06/23/03 10:46 3pgs
Fees:18.00 Taxes:340.40
20030623-0086120

BY: _____

ITS: Vice President

State of Arizona
County of Maricopa

On this 17 day of June, 2003, before me personally appeared George Dimler, to me known (or proved on the basis of satisfactory evidence) to be the VP of Conseco Finance Servicing Corp. the within named bargainor, a corporation and that he/she as such VP being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as George Dimler.

Witness my hand, at office, this 17th day of June, 2003

Bradley J. Johnson
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I 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, is $92,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

92,000.00

Juan Santos
Affiant

Subscribed and sworn to before me this the 18th day of June, 2003

Patricia Nichols
Notary Public

My commission expires: 1/29/05

TAX PARCEL NO.: 162-7/211

NAME AND ADDRESS OF A PROPERTY OWNER:
Juan Santos
401 Josephine
Antioch, TN 37013

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

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Exhibit "A"

Described property located in the 5th Civil District, Davidson County, Tennessee to wit:

Lot Number 54, Whittemore Valley Subdivision, Section 2-A, as recorded on the plan of record in Book 6250 Page 611, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made fore a more complete Description.