BOX 2

	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$87,000.00.** Affiant Subscribed and sworn to before me, this the 18th day of July, 2003. Notary Public My commission expires: _____ (AFFIX SEAL)

RITA ANN MANGRUM NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Linda Edelhit, Attorney
687 Highland Avenue, Needham, MA 02494

My Commission Expires April 6, 2004

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Susan Saban	**AMERICA'S WHOLESALE LENDER**	**162-13-061.00**
233 Cedarcreek Drive	**750 OLD HICKORY BLVD. #180**	
Nashville, TN 37211	**BRENTWOOD, TN 37027**	

Davidson County DEEDWARR
Recvd: 07/24/03 10:05 2pgs
Fees:13.00 Taxes:321.90

20030724-0103662

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., party of the First Part, for and in consideration of the sum of EIGHTY SEVEN THOUSAND AND 00/100 ($87,000.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, transfer and convey unto ELOY SABAN AND SUSAN D. SABAN, , parties of the Second Part, their heirs and assigns, all of its title, interest and estate, legal and equitable, in the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

Lot Number 113 on the Plat of Cedarwood Estates, Section 2, as of record in Book 4860, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

THIS BEING THE SAME PROPERTY CONVEYED TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. BY SUBSTITUTE TRUSTEE'S DEED OF RECORD, RECORDED AS INSTRUMENT NUMBER 20030423-0053914, BOOK ////// PAGE ////IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining unto the said party of the Second Part, their heirs and assigns, forever, and the party of the First Part, for itself and its successors does hereby covenant with the party of the Second Part, their heirs and assigns, that it, party of the First Part, has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and the title to the above granted premises against all persons lawfully claiming the same from, through or under it the party of the First Part will forever warrant and defend.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 17th day of April, 2003.

Signed, acknowledged and delivered in the presence of:

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Witness Susie Houser

Vernon F. McDaniell, Asst. Secty. &
Vice President

Witness Becky Shrimpton

Print names below signatures

State of Florida)
) ss
County of Duval)

Before me, the undersigned Notary Public, in and for said County and State aforesaid personally appeared Vernon F. McDaniell, with whom I am personally acquainted and who upon oath acknowledged himself to be the Asst. Secretary and Vice President of Mortgage Electronic Registration Systems, Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Vernon F. McDaniell.

WITNESS my hand and Notarial Seal at office this 17th day of April, 2003.

Notary Public
My commission expires:

Rachel A. Bond
MY COMMISSION # CC832695 EXPIRES
August 25, 2003
BONDED THRU TROY FAIN INSURANCE, INC