FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $275,000.00.

Affiant

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER 2003.

Notary Public
My Commission Expires: 1/27/07

FROM:	TO:
AMSOUTH BANK	ROSETTA M. DAVIS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Rosetta M. Davis 709 Misty Pines Circle Nashville,TN 37211	People's Choice Home Loan Inc 4901 NW 17th Way, Suite 606 Ft. Lauderdale, FL 33309	Map # 172-14-0-A Parcel # 70-CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, AMSOUTH BANK, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto ROSETTA M. DAVIS, _____, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Being Lot No. 17, on the Plan of Section Two, Wexford Downs, of record in Plat Book 9700, Pages 593 and 594, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to AmSouth Bank by Trustee's Quitclaim Deed from Joseph T. Phillips, as Substitute Trustee, of record in Instrument 20030402-0043275, Register's Office for Davidson County, Tennessee.

The street address of the Real Property is 709 Misty Pines Circle - Nashville, TN 37211, ____ Unimproved/__X__ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or 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.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 16th day of December, 2003.

GRANTOR - AMSOUTH BANK

By: Mark Reiber
Title: Vice President

Davidson County DEEDWARR
Recvd: 12/22/03 16:16 2pgs
Fees:13.00 Taxes:1017.50

20031222-0182057

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Reiber with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Vice President respectively of AmSouth Bank, the within named bargainor, and corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Mark Reiber as such Vice President.

Witness my hand and official seal at Birmingham, Alabama this 16th day of December, 2003.

My Commission Expires: MY COMMISSION EXPIRES : JANUARY 17, 2004

Hattie Evans
NOTARY PUBLIC

