2358547 **SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into as of the 3rd day of December, 2003, by and between **EMC MORTGAGE CORPORATION,** party of the first part, and **TIMOTHY SCOTT REYNOLDS,** , 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 NASHVILLE, County of DAVIDSON, State of TENNESSEE, to wit:

Being Lot No. 194 on the Plan of Woodberry Park, as of record in Plat Book 2133, Page 117-119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Property known as 2641 Woodberry Drive, Nashville, Tennessee 37214 (also being known as 2641 Woodberry Drive, Donelson, Tennessee 37214)

Parcel No. 096-05-159.00

This being the same property conveyed to the party of the first part by Substitute Trustee's Deed of record at Instrument No. 20031010-0150786, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

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 they have a good right to sell and convey the same; that the same is unencumbered; that the property is subject to subdivision restrictions, building lines, or easements of record in Book 2133, Page 117-119 and Book 2297, Page 194, in the Davidson County Register's Office, and 2004 City of Nashville and Davidson County property taxes, not yet due and payable; that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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.

EMC MORTGAGE CORPORATION

BY: _____

Jeffrey W. Gideon
Assistant Vice Presider

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

Davidson County DEEDWARR
Recvd: 01/05/04 14:55 2pgs
Fees:13.00 Taxes:292.30

20040105-0001370

STATE OF TEXAS)
COUNTY O F DALLAS)

Personally appeared before me, a Notary Public, Jeffrey W. Bibler with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Asst V. Pres of EMC Mortgage Corporation, the within named bargainor, a corporation, and that such Asst V. Pres, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as EMC Mortgage Corporation

WITNESS my hand an Official Seal this 3rd day of December, 2003.

LINDA PENNEY
Notary Public, State of Texas
My Commission Expires 10-31-06

Linda Penney
NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE)
COUNTY OF)

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 **$79,000.00,** which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Timothy Scott Reynolds
AFFIANT

Subscribed and sworn to before me this the 3rd day of December, 2003.

Virginia L. Boyd
NOTARY PUBLIC

My commission expires: 11-16-05

VIRGINIA L. BOYD
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Property Address:
2641 Woodberry Drive
Nashville, TN 37214

New owner & mail tax bills to:
Timothy Scott Reynolds
802 Baker Place
Mt. Juliet, TN 37122

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Suite 322
Memphis, TN 38117
901-525-2427