Box 10-B
Cohen & Cohen

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 11 day of February, 2004, by and between **EMC Mortgage Corporation,** party of the first part, and **James Bakke,** 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 County of Davidson, State of TENNESSEE, to wit:

Lot 66, Section I, Plan of Ba ttery Crest Subdivision, as shown on plat of record in Plat Book 2900, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property known as 304 Milner Court, Nashville, TN 37211

Parcel ID: 147-3-10

This being the same property conveyed to the party of the first part by Substitute Trustee's Deed of record in Roll *, Image _____, in the Register's Office of Davidson County, Tennessee.
*Instrument #20040217-0017993
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 2004 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

EMC MORTGAGE CORPORATION CORPORATE SEAL 1990 DELAWARE

Jeffrey W. Gideon
Assistant Vice President

Davidson County DEEDWARR
Recvd: 02/18/04 10:13 2pgs
Fees:13.00 Taxes:364.45
20040218-0018468

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, a Notary Public, Jeffrey W. Gideon with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the Asst Vice Pres. of EMC Mortgage Corp. or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 11 day of January, 2004.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF TEXAS
LINDA PENNEY
Notary Public, State of Texas
My Commission Expires 10-31-06

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 **$98,500.00,** which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

James W. Bakke
AFFIANT

Subscribed and sworn to before me this the 17th day of February, 2004.

Lee A. Cohen
NOTARY PUBLIC

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My commission expires: 9-22-2007

Property Address:
304 Milner Court
Nashville, TN 37211

New owner & mail tax bills to:
James Bakke
6127 Pettus Road
Antioch, TN 37013

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