Box 17

Davidson County DEEDWARR
Recvd: 03/18/04 11:29 2pgs
Fees:13.00 Taxes:320.05
20040318-0030860

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Evelyn Holder 212 Broadmoor Drive Nashville, TN 37207	Same	Map 60-8 Parcel 95

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

Mortgage Guaranty Insurance Corporation

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Evelyn M. Holder

hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Tract Number 3 on the Plan of Bakerwoods, Section One, of record in Book 7900, page 694, Register's Office for Davidson County, Tennessee. Reference is made to said plan for a more complete and accurate legal description.

Being the same property conveyed to Mortgage Guaranty Insurance Corporation by deed from Federal National Mortgage Association of record in Instrument No 20040318-0030859 Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9917, page 502 and Book 10922, page 271, said Register's Office.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 9531, page 60 and a water main easement of record in Book 6229, page 684, and to all matters shown on the plan of record in Book 7900, page 694, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is improved property at 212 Broadmoor Drive, Nashville, TN 37207.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "as is" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of

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said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

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.

Witness my hand this 26th day of February, 2004.

MORTGAGE GUARANTY
INSURANCE CORPORATION

By: _____
Thomas A. Drew, Vice President

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared THOMAS A. DREW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Him self to be Vice President of the Mortgage Guaranty Insurance Corporation, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Mortgage Guaranty Insurance Corporation by him self as Vice President.

Witness my hand and seal, at office in Milwaukee, Wisconsin, this 26th day of February, 2004.

My Commission Expires:

2/4/2007

_____
NOTARY PUBLIC
Cheryl Luedke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $86,500.00.

_____
AFFIANT

Subscribed and sworn to before me this 4th day of March, 2004.

My Commission Expires:

11/26/05

_____
Notary Public