FILE BOX 45

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of March, 2004 by and between **Mortgage Electronic Registration Systems, Inc.**, party of the first part, and Susan Pederson and Mary Massey, both ~~unmarried~~, Married 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 considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot 1, Plan of Potter Subdivision, as shown on plat of record in Plat Book 6200, Page 314, in Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20030910-0131927 in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record, ***including*** in Plat Book 6200, Page 314, easements of record in Book 4550, Page 876, and covenants conditions and restrictions in Book 5405, Page 344; all in the Register's Office of **Davidson** County, Tennessee; year 2004 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 03/29/04 14:17 2pgs
Fees:13.00 Taxes:325.60

20040329-0035021

Mortgage Electronic Registration Systems, Inc.
By: Fidelity National Asset Management Solutions, Its Attorney-in-Fact

By: _____
Printed Name:
Title: **Pamela J. Crocker, Vice President**

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared **Pamela J. Crocker, Vice President**, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the _____ of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **Mortgage Electronic Registration Systems, Inc.** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Mortgage Electronic Registration Systems, Inc.**

WITNESS my hand, at office, this 17th day of March, 2004

C. Nicole Cochran
_____Notary Public

Commission Expiration: 11-20-07

C. NICOLE COCHRAN
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12031

PROPERTY ADDRESS:
3274 Luann Drive
Antioch, Tennessee 37013

PARCEL ID NUMBER: Map 150-10-0, Parcel 033.00

PROPERTY OWNER & ADDRESS/
MAIL TAX BILLS TO:
Susan Pederson and Mary Massey
913 Waterswood Drive
Nashville, TN 37220

State of Tennessee
County of Davidson

I, or we, 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 $ 88,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Susan Pederson
Affiant

Subscribed and sworn before me this 24th day of March, 2004.

Notary Public

Commission Expiration: 3/31/07

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON CO.

This deed is prepared with information provided by Chicago Title Ins. Co.
F:\USERS\CHRIS\MERS Docs\SWD.Luann.Davidson Co.wpd

Power of Attorney of record in Instrument 20021107-0137[illegible] said Register's Office.