Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

Davidson County DEEDWARR
Recvd: 04/13/04 09:05 2pgs
Fees:13.00 Taxes:144.30
20040413-0041211

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $39,000.00

Richard I. Garner
Affiant

Subscribed and sworn to before me this 8th day of March, 2004.

LADOY PAYNE * NOTARY PUBLIC * DAVIDSON CO. TN

Notary Public
My commission expires: 12/13/04

01-0403-24593

Address of New Owners:	Send Tax Bills to:	Tax-Information
Richard I. Garner	Premier Bank of Brentwood	92-02-0-192.00
Barbara Garner	5217 Maryland Way	
2607 Alameda Street	Brentwood, TN 37027	
Nashville TN 37208		

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WM Specialty Mortgage LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Richard I. Garner and wife, Barbara Garner**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 112 of Block 6 on the Plan of the Heffernan Place of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee. Said Lot fronts 50 feet on the south side of Alameda Street, or Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to WM Specialty Mortgage LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C, as Substitute Trustee, of record in Instrument No. 200401020000130; and further referenced in Corrective Substitute Trustee's Deed of record in Instrument No. 20040413-0041209; both of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2607 Alameda Street, Nashville, TN 37208

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no 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.

WITNESS my hand this 8th day of March, 2004.

WM Specialty Mortgage LLC by Ameriquest Mortgage Company, Attorney-in-Fact.

By: _____
Chris Pitaniello

Its: Vice President

CORPORATE ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Chris Pitaniello**, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Vice President of Ameriquest Mortgage Company, Attorney-In-Fact for WM Specialty Mortgage LLC , the within named bargainor, and that _he is authorized by Ameriquest Mortgage Company to execute this instrument on its behalf.

Witness my hand in Orange, California this 8th day of March, 2004.

_____
Notary Public Kathleen Cameron

My Commission expires July 14, 2006

KATHLEEN CAMERON
Commission # 1364790
Notary Public - California
Orange County
My Comm. Expires Jul 14, 2006