SPECIAL WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4/28/04

Notary Public

MY COMMISSION EXPIRES: 12/8/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. Traub	Guaranty Residential	**127-029.00**
(NAME) 8506 Newsom Station Road.	(NAME) 400 Circle 75 Pkwy #550	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CENTEX HOME EQUITY COMPANY, LLC F/K/A CENTEX HOME EQUITY CORPORATION** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES G. TRAUB** and wife, Parichehr D. Traub HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being in the 9th Civil District of said County, designated:

Tract No. 9 of the W T Hutton Property described according to a survey made by James Murphy, Jr., Co., dated October 11, 1967, as follows: Beginning at a point on the westerly margin of Newsom Station Road, said point being 885.93 feet northerly from the northeast corner of the W.D. Strayhorn property; thence, North 77 degrees 58'08" West 590.92 feet; thence, North 46 degrees 41'17" East 283.53 feet; thence, North 55 degrees 17'54" East 167.50 feet; thence, South 43 degrees 48'20" East 448.42 feet to the northwesterly margin of Newsom Station Road; thence, with the same around a slight curve having a radius of 597.96 feet, southwesterly 117.85 feet to the point of beginning.

Being the same property conveyed to Centex Home Equity Company, LLC, by Deed from Andrew B. Gibson, Jr., Successor Trustee, dated 08/16/2002, of record in Instrument No. 200208160099385, Register's Office for Davidson County, Tennessee.

Unimproved
This is improved ☒ property, known as **8506 Newsom Station Road, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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. The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

Witness our/my hands this April 28, 2004.

Centex Home Equity Company, LLC FKA Centex Home Equity Corporation

By: _____

Title: Teresa S Jones, Assistant Vice President

Attest: _____

Title: Assistant Secretary

Davidson County DEEDWARR
Recvd: 05/11/04 07:46 2pgs
Fees:13.00 Taxes:758.50

20040511-0053423

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for said County in said State, personally appeared Terrell S Jones and Jim Owen with whom I am personally acquainted and who upon oath acknowledged themselves to be the Assistant Vice President and REO Manager respectively of Centex Home Equity Company FKA, Centex Home Equity Corporation the within named bargainor, a corporation, and they, as such Assistant Vice President and REO Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Terrell Jones, Assistant Vice President, attesting the same by Jim Owen, REO Manager.

Witness my hand and official seal at office, this the 28th day of April, 2004.

Commission expires:

BRETT CRANFORD
Notary Public, State of Texas
My Commission Expires
March 05, 2008

Brett Cranford
Notary Public