SAT JIRA MATTER
FILE BOX 7
ST 4300C

Davidson County DEEDWARR
Recvd: 05/11/04 12:36 4pgs
Fees:23.00 Taxes:277.50
20040511-0053826

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of April, 2004 by and between **Key Bank USA, N.A.**, party of the first part, and ROY S. JONES 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:

A certain tract or parcel of land Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly 69 feet of Lot No. 10 and the westerly 51 feet of Lot No. 11 on the map of Roselawn, as of record in Book 2133, Page 01, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 120 feet on the southerly line of Rosebank Avenue and runs back 102.7 feet on the westerly line of said part of Lot No. 10 and 169.6 feet on the easterly line said part of Lot No. 11 to a dead line in the rear, measuring 137.2 feet thereon.

This being the same property conveyed to grantor herein by Substitute Trustee's Deed of record in Instrument No. 20030401-0042665 in the Register's Office of Davidson County, Tennessee.

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 of record, *including* matters in Book 2133, Page 01 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 dayand year first above written.

Key Bank USA, N.A.
By: Fidelity National Asset Management Solutions.
Its Attorney-in-Fact

By: _____
Printed: Bradlee D. Marick, Sr. Vice President
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 ~~Bradlee D. Marick, Sr. Vice President~~ 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 Key Bank USA, N.A., 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 Key Bank USA, N.A.

WITNESS my hand, at office, this 23rd day of April, 2004

C Nicole Cochran
Notary Public

Commission Expiration: 6-20-07

C. NICOLE COCHRAN
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF11666

PROPERTY ADDRESS:
409 Rosebank Avenue
Nashville, Tennessee 37206

PARCEL ID NUMBER: 83-7, 277.0

PROPERTY OWNER AND ADDRESS/
MAIL TAX BILLS TO:
ROY J. JONES
3641 TIZOUSDALE DR
NASHVILLE, TN 37207

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 $ 75,000 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

C D MASON
Affiant

Subscribed and sworn before me this 30 day of APRIL, 2004.

Notary Public
Commission expiration: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

This deed is prepared with information provided by Chicago Title Insurance Company
F:\USERS\CHRIS\Key Bank Docs\SWD.Rosebank.Davidson Co.wpd

AFTER RECORDING RETURN ORIGINAL TO:
Fidelity National Asset Management Solutions
10385 Westmoor Drive, Suite 100
Westminster, CO 80021

GRIFFIN, CLIFT, EVERTON & HARRISON, PLLC
ATTORNEYS AT LAW
6489 Quail Hollow, Suite 100
TN 38120

AFFIDAVIT BY ATTORNEY IN FACT

STATE OF COLORADO §
COUNTY OF JEFFERSON §

The undersigned as Vice President of Fidelity National Asset Management Solutions, being duly sworn on oath says:

Affiant is an Assistant Treasurer of the Attorney-in-Fact named in that certain Special Power of Attorney dated **12/31/03** executed by Michael Blair, Vice President of **Key Bank USA,** a corporation organized and existing in the State of Colorado to Fidelity National Asset Management Solutions, having a principal office at 10385 Westmoor Drive, Suite 100, Westminster, CO 80021.

Said Power of Attorney attached hereto and made a part hereof for all purposes and being hereby deemed to be a true and accurate copy of the original.

1. Affiant does not have actual knowledge and has not received actual notice of the revocation or termination of the Power of Attorney by Grantor's, or notice of any facts indicating the same.

FIDELITY NATIONAL ASSET MANAGEMENT SOLUTIONS

~~**Bradlee D. Marick, Sr. Vice President**~~

Pamela J. Crocker, Vice President

STATE OF COLORADO §
COUNTY OF JEFFERSON §

Subscribed and sworn to before me this the 23rd day of April, 2004, by ~~**Bradlee D. Marick, Sr.**~~ **Vice President** of Fidelity National Asset Management Solutions.

Pamela J. Crocker,

C. Nicole Cochran
Notary Public, State of Colorado
My Commission Expires: 6-30-07

C. NICOLE COCHRAN
Notary Public
State of Colorado

Return to: Fidelity Nat'l Asset Mgmt.
NICOLE COCHRAN
10385 Westmoor Dr. Suite 100
Westminster, CO 80021

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Key Bank USA with its principal office at 2 Gatehall Drive, Parsippany, NJ 07054, does hereby make, approve and appoint Fidelity National Asset Management Solutions, a corporation organized and existing under the laws of the United States of America, and having an office located at 1120 W. 122nd Ave, Westminster, CO 80234 its agent and attorney in fact, with full power and authority to act for it and on its behalf in the management and disposition of the real estate owned (REO) held by Key Bank USA has referred to said attorney in fact, on the following terms and conditions:

1. Said attorney in fact shall be authorized to do and perform, on behalf of Key Bank USA and in its place and stead, and with equal validity, any and all lawful acts, matters and things whatsoever requisite, necessary, proper or convenient to be done, as fully, to all intents and purposes, as Key Bank USA might or could do itself, with respect to the sale and disposition of such REO. Key Bank USA hereby authorizes and empowers the said attorney in fact to negotiate such terms of disposition as it shall deem satisfactory, and to make, sign, execute, acknowledge and deliver any and all contracts of sale, or any other agreements, deeds of conveyance and other documents in connection therewith.

2. This Special Power of Attorney shall be effective from the date of execution hereof until it is revoked in writing.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed by the Vice President, this 30th day of March 2004.

ATTEST:

By: _____
Name: _____
Title: _____

By: Addie Fairfax-Knight
Name: ADDIE FAIRFAX-KNIGHT
Title: REO Supervisor

Key Bank USA

By: _____
Name: _____
Title: Vice President

STATE OF New Jersey
)SS:
COUNTY OF Morris

On this 31 day of March, 2004, before me, a Notary Public of the State of New Jersey, personally appeared _____, known to me to be the person whose name is subscribed to the within Special Power of Attorney and to be the Vice President of the said Key Bank USA, and acknowledge that he/she executed same on behalf of the corporation for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires:

_____

_____
Notary Public

EDWARD J. SMITH
Notary Public, State of New Jersey
My Commission Expires May 9, 2006

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED