Box 13
#7943

Davidson County DEEDWARR
Recvd: 05/14/04 10:52 3pgs
Fees:18.00 Taxes:184.63
20040514-0056730

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of March, 2004 by and between **Mortgage Electronic Registration Systems, Inc.**, Party of the First Part, and WESLEY Lynn Bess
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:

See Exhibit "A" attached hereto.

This being the same property conveyed to grantor herein by Substitute Trustee's Deed of record in Instrument No. 20031013-0151218 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 Grantee, his heirs, successors and assigns in fee simple forever.

And the said Party of the First Part does hereby covenant with the said Party 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 Book 4460, Page 88; Bylaws of record in Book 4651, Page 420, amended in Book 5083, Page 417, Book 8115, Page 838, and Book 9089, Page 765; Charter of Priest Lake Park HOA of record in Book 4944, Page 115; Rules and Regulations of record in Book 7679, Page 173, Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75 and Instrument No. 20011025-0116633; Master Deed in Book 4651, Page 420, amended in Book 5083, Page 417, Book 4979, Page 939 and Book 5189, Page 671, 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.

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

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

Mar-22-04 08:47am From-GRIFFIN CLIFT EVERTON THORNTON PLLC 9017621081 T-469 P.05/07 F-982

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 Vice Pres. 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 22nd day of March, 2004

C Nicole Cochran
Notary Public

Commission Expiration: 6-20-07

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12249

C. NICOLE COCHRAN
Notary Public
State of Colorado

PROPERTY ADDRESS:
400 Anderson Road 66
Nashville, Tennessee 37217

PARCEL ID NUMBER: 136-03-0A-0066.00C0

PROPERTY OWNER & ADDRESS/
MAIL TAX BILLS TO:
Wesley Lynn Bess
400 Anderson Road 66
Nashville, TN. 37217

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 $ 49,900 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 10th day of May, 2004.

Notary Public

Commission Expiration: 5/28/04

This deed is prepared with information provided by Chicago Title Ins Co

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Mar-22-04 08:47am From-GRIFFIN CLIFT EVERTON THORNTON PLLC 9017621061 T-463 P.06/07 F-982

"EXHIBIT A"

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 66 Building No. 10A in a Horizontal Property Regime located on the Plat of Phase I, Condominium Townhomes Priest Lake Park, as of record in Book 4460, Page 88, Register's Office for said County, to which reference is hereby made for a more complete description.

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