BOX17

Davidson County DEEDWARR
Recvd: 05/14/04 15:01 3pgs
Fees:18.00 Taxes:388.50
20040514-0057102

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Ronald B. Nichols	AmSouth Bank	Map 75-8
621 Topeka Drive	2050 Parkway Office Circle	Parcel 5
Hermitage, TN 37076	Birmingham, AL 35244	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

Mortgage Guaranty Insurance Corporation

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Ronald B. Nichols and wife, Renee L. Nichols

hereinafter called the Grantees, its successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot Number 209 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mortgage Guaranty Insurance Corporation by deed from Federal National Mortgage Association of record in Instrument No. 20040514-0057101 Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4228, page 457, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4175, page 12, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is improved property at 621 Topeka Drive, Hermitage, TN 37076.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein,

except as to title and then only as expressly set forth herein, the Grantees acquire said land and improvements in an "as is" condition.

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 successors 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.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

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 11th day of May, 2004.

MORTGAGE GUARANTY
INSURANCE CORPORATION

By: _____
Thomas A. Drew, Vice President

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas A. Drew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Vice President of the Mortgage Guaranty Insurance Corporation, the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Mortgage Guaranty Insurance Corporation by him self as Vice President.

Witness my hand and seal, at office in Milwaukee, Wisconsin, this 11th day of May, 2004.

My Commission Expires:

2/4/2007

_____
NOTARY PUBLIC
Cheryl Luedke

STATE OF ~~TENNESSEE~~ Wisconsin)

COUNTY OF ~~DAVIDSON~~)
MILWAUKEE

The actual consideration or value whichever is greater, for this transfer is $105,000.00.

AFFIANT
Thomas A. Drew, Vice President

Subscribed and sworn to before me this 11 day of May, 2004.

My Commission Expires:
2/4/2007

NOTARY PUBLIC
Cheryl Luedke

CHERYL LUEDKE NOTARY PUBLIC STATE OF