Box 13
7888

Davidson County DEEDWARR
Recvd: 05/25/04 15:40 4pgs
Fees:23.00 Taxes:421.80

20040525-0061547

This instrument prepared by:
Fidelity Residential Solutions
3227 E. 31st Street, #106
Tulsa, OK 74105
390986 321005407
Rhonda Mansfield

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
		165-110.00
Residential Mortgage Solution LLC	Same	
(STREET ADDRESS OR ROUTE NUMBER)	*(CITY AND STATE)*	
3227 E. 31st Street #106		
Tulsa, OK 74105		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Terwin Advisors, LLC. a Corporation organized and exisiting under the laws of the State of Delaware have this day bargained and sold, and do hereby transfer and convey unto the said Residential Mortgage Solution LLC *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF TENNESSEE
COUNTY OF DAVIDSON *The actual consideration or value whichever is greater, for this transfer is $* 114,000.00

Affiant _____

Subscribed and sworn to before me this the 17th *day of* May 2004

Notary Public Beth Triplett

My commission expires:

(Affix Seal)

BETH TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

My Commission Expires MAY 23, 2006

Reservation from and Exceptions to Conveyance and Warranty:

(1) All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect:

(4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the Property.

This is unimproved ( ), known as 3939 Pin Hook Road, Antioch, TN 37013
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 our hand this 10th *day of* May, 2004, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Terwin Advisors, LLC

By: Shalina Hudson

Printed Name: Shalina Hudson

Its: Atty-in-fact

(Corporate Seal)

STATE OF NC
COUNTY OF Wake

Before me, Kalpana Patel, *a Notary Public of the State and County aforesaid, personally appeared* Shallina Hudson, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* her *self to be* Atty-in-fact** *of the Terwin Advisors, LLC, a corporation, the within named bargainor, a corporation, and that* S *he as such* Atty-in-fact *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* her *self as* Atty-in-fact.

Witness my hand and official seal, at office in NC, *this* 10 *day of* May, 04.

Kalpana Patel
Notary Public
My Commission Expires:

(This area for official notarial seal)

OFFICIAL SEAL
Notary Public, North Carolina
KALPANA PATEL
Wake County
My Commission Expires December 24, 2007

** - Shallina Hudson signs as authorized signer for HomEq Servicing Corporation, which executes the within instrument in its capacity as Attorney-in-Fact for Terwin Advisors, LLC.

Power of Attorney recorded contemporaneously herewith as Instrument No. 20040525-0061546, in the Register's Office for Davidson County, Tennessee.

Exhibit "A"

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Raymond E. Brinkley, surveyor, dated February 2, 1981, which survey is unrecorded, as follows:

Beginning at a point on the Southerly margin of Pinhook Road, approximately 446 feet West of the Northwest corner that was conveyed to William P. Lovvorn by a deed which is of record in Book 1975, Page 284, Register's Office for said county; thence South 3 degrees West 754.2 feet to an existing iron pin; thence South 87 degrees West 145.0 feet to an iron pin; thence South 3 degrees West 652.5 feet to a point. Said point is approximately 171.9 feet from the Southern portion of the Grantors property; thence North 87 degrees East 238.0 feet to an iron pin or point; thence North 3 degrees East 1390.6 feet to the Southern margin of Pinhook Road at an iron pin; thence in a Westerly direction along the Southern right-of-way line of Pinhook Road, being approximately North 83 degrees West 93 feet to the point of beginning. Said parcel contains 5.1 acres more or less.

Being the same property conveyed to Terwin Advisors, LLC by Special Warranty Deed dated April 20, _____, 2004, recorded contemporaneously, 2004 as Instrument No. 20040525-0061545 in the Register's Office for Davidson County, Tennessee.