Davidson County DEEDWARR
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Fees:23.00 Taxes:533.12

20040616-0071109

This Instrument Prepared By:

White & Reasor, PLC (CBR)
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Bobby Duane Brewer Nicole Brewer 2621 Mountain Laurel Drive Antioch, TN 37013	Mortgage Resources, Inc. 404 BNA Drive, Suite, 400 Nashville, TN 37217	Map 149-6 Parcel No. 184

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Hundred Forty-Six Thousand Nine Hundred and No/100 Dollars ($146,900.00), the receipt of which is hereby acknowledged, David L. Drummond and Kathleen M. Dummond ("Grantors") have this day bargained and sold, and do hereby transfer and convey unto Bobby Duane Brewer and wife, Nicole Brewer ("Grantees"), their heirs, representatives and assigns certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $ 144,086.00 .

Affiant

Subscribed and sworn to before me this 4th day of June, 2004.

Notary Public

My Commission Expires:

ROBERT E. JOHNSON
Notary Public At Large
Exp. May 30, 2007
DAVIDSON COUNTY, TN

This is improved property known as 2621 Mountain Laurel, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD, the Property, with the appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs, representatives and assigns, forever.

Grantors further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, representatives and assigns, against the lawful claims of all persons claiming by, through, or under Grantors; provided, however, that this conveyance is subject to the following:

1. Rights or claims of parties in possession not shown by the public records.

2. Easements, lines or encumbrances, or claims thereof, not shown by the public records.

3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.

4. 2004 Metropolitan Nashville and Davidson County real property taxes, a lien but not presently due and payable.

5. All matters set forth in Plat Book 7900, page 419, and Plat Book 7900, page 627, Register's Office for Davidson County, Tennessee.

6. The litigation currently pending in the Chancery Court for Davidson County, Tennessee, styled as Lisa M. Lambrides (n/k/a Lisa Ramsey), Plaintiff v. Department of Housing and Urban Development, Robert M. Wilson, Jr. in his capacity as Successor Trustee for Chase Manhattan Mortgage Corporation, Chase Manhattan Mortgage Corporation, David Drummond, Kathleen Drummond and Southland Associates, Inc., Trustee for National Bank of Commerce, Defendants, and bearing Docket No. 03-3194-III (the "Lawsuit"), any claims described in or related to the Lawsuit and/or any claims against title by any party to the Lawsuit, or any successor of any such party.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on the 4th day of June, 2004.

GRANTORS:

David L. Drummond

Kathleen M. Drummond by Lisa Drummond attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert E Johnson, a Notary Public for the State and County aforesaid, David L. Drummond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of Jun, 2004.

Notary Public

My commission expires:

ROBERT E. JOHNSON Notary Public At Large Exp. May 30, 2007 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert E Johnson, a Notary Public for the State and County aforesaid, Kathleen M. Drummond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of Jun, 2004.

Notary Public

My commission expires:

ROBERT E. JOHNSON Notary Public At Large Exp. May 30, 2007 DAVIDSON COUNTY, TN

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Number 7 on the Plan of Oakwood Subdivision, Phase Six, Section Three, of record in Book 7900 at Page 419, and in Book 7900 at Page 627, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to David Drummond and Kathleen Drummond by Warranty Deed dated October 17, 2003 from Mel Martinez, Secretary of Housing and Urban Development of record in Instrument No. 20031022-0156394, Register's Office for Davidson County, Tennessee.

State of Tennessee
County of Wilson

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0071108

On this 4th day of Juen, 2004, before me personally appeared David Drummon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kathleen Drummond, and who acknowledged that he executed the same as the free act and deed of the said Kathleen Drummon by virtue of that Power of Attorney, duly executed by the said Kathleen Drummond and being of record in Instrument Number X, Register's Office for said County.

Witness my hand and offical seal this 4th day of June, 2004 .

My Commission Expires: June 9, 2007.

Wendy L Locke
Notary Public

WENDY L LOCKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.