SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of April, 2004 by and between **Mortgage Electronic Registration Systems, Inc.**, party of the first part, and Trevor M. Lauri and Andrea V. Lauri, husband and wife 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:

Land in Davidson County, Tennessee, being Lot No. 62-B, on the Plan of Zone Lot Division, Lot Nos. 58 through 62, Phase II, Kimbolton, of Record in Plat Book 6900, page 794 as amended in Plat Book 6900, page 899, Register's Office for Davidson County, Tennessee, being more particularly described as follows: Said Lot No. 62-B, fronts 41.35 feet on the northerly margin of Apache Lane and extends back 191.97 feet on the westerly line and 204.79 feet on the easterly line to a dead line in the rear measuring 44.30 feet thereon.

This being the same property conveyed to grantor herein by Substitute Trustee's Deed of record at Instrument No. 20031208-0175536 in said Register's Office.

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 and other matters of record, ***including*** in Plat Book 6900, Pages 792-794, Plat Book 6900, Page 899, Plat Book 6900, Page 853; covenants conditions and restrictions in Book 7205, Page 655, amended in Book 7464, Page 969, Book 7470, Page 126, Book 7577, Page 553 and Book 7799, Page 50; and By-laws of record at Instrument No. 20030226-0025658; 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.

Davidson County DEEDWARR
Recvd: 06/16/04 15:53 2pgs
Fees:13.00 Taxes:340.40

20040616-0071513

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

By:
Printed Name:
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 **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 **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 2nd 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
FF12290

PROPERTY ADDRESS:
1407 Apache Road
Madison, Tennessee 37115

PARCEL ID NUMBER: 053-08-0-092.00

PROPERTY OWNER & ADDRESS/
MAIL TAX BILLS TO:
First Magnus Financial
5285 East Williams Circle, Suite 2000
Tucson, Arizona 85711

State of Tennessee
County of _____

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 $ 92,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Affiant

Subscribed and sworn before me this 28th day of April, 2004.

Notary Public

Commission Expiration: 1/28/2008

AUGUSTA B. DILEO
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

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