Box 13
8113

Davidson County DEEDWARR
Recvd: 06/24/04 12:14 3pgs
Fees:18.00 Taxes:425.50
20040624-0075165

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7 day of June, 2004 by and between Bank of New York as Trustee, by Countrywide Home Loans Servicing LP, as Attorney-In-Fact, hereinafter called Grantor, and Jose P. Hernandez and Elvia Hernandez, husband and wife, their heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Number 33 on the Plan of Fair Oaks, Section 1, as of record in Book 4175, Pages 42 and 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description. Being the same property conveyed to Katherine J. Nettles by Deed from George D. Eidson, Jr. and wife, Julia Eidson of record in Instrument Number 200109070097406, Register's Office for Davidson County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Commonly known as: 5125 Colemont Drive, Antioch, Tennessee 37013

Being the same property conveyed by Trustee's Deed of record in Instrument No. 20031208-0176072, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 7 day of ~~May~~ June 2004.

BY: Jeannette Grodsky
Jeannette Grodsky
TITLE: First Vice President

STATE OF California
COUNTY OF Ventura

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jeannette Grodsky **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the** First Vice President, **of** _____, **the within named bargainor, a Corporation, and that such** _____ **executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as** _____.

Witness my hand and Official Seal at office this 7 **day of** June, **2004.**

Gina C. Martinez
Notary Public

My Commission Expires: Oct. 20, 2005

GINA C. MARTINEZ
Commission # 1326095
Notary Public - California
Ventura County
My Comm. Expires Oct 20, 2005

052921-LC

****

*NEW OWNER: Jose P. Hernandez and Elvia Hernandez

Property Address: 5125 Colemont Drive, Antioch, Tennessee 37013
Parcel # 162-01-0094.00

~~PROPERTY OWNER~~ AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: ~~**Jose P. and Elvia Hernandez**~~ America's Wholesale Lender
~~**5125 Colemont Drive**~~ ATTN 7105 Corporate Drive
~~**Antioch, TN 37013**~~ PTXA195
Plano, TX 75024

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value,
whichever is greater, for this transfer is $ 115,000

Heidi J. Clapp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2004.

Beth Triplett
Notary Public
My Commission Expires:

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: FEBRUARY 23, 2006

2075-052921-LC