Davidson County DEEDWARR
Recvd: 07/14/04 14:11 3pgs
Fees:18.00 Taxes:212.75

20040714-0084052

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of June, 2004 by and between **ABN AMRO MORTGAGE GROUP. INC.**, party of the first part, and MARYLON B. STEWART AND APRIL REED, BOTH UNMARRIED , JOINT TENANTS WITH RIGHT OF SURVIVORSHIP. 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:

See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to party of the first part by Quit Claim Deed being recorded simultaneously herewith.

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 Book 6250, Page 627, Book 6250, Page 691, Book 6680, Page 905, Book 6727, Page 762, and Book 6919, Page 571; Master Deed of record in Book 6250, Page 627, revised in Book 6250, Page 691, Book 6680, Page 905, Book 6727, Page 762 and Book 6919, Page 571; Easements of record in Book 6513, Page 857, Book 4106, Page 812 and Book 4106, Page 816; Conveyance of Common Areas of record in Book 6883, Page 759; Agreement of record in Book 6634, Page 229, Charter of record in Book 6519, Page 739, Book 7570, Page 312 and Book 7866, Page 374; Master Deed of record in Book 6519, Page 747 and Bylaws of record in Book 6519, Page 768, all in the Register's Office of **Davidson** County, Tennessee; property taxes for the year 2004; 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.

ABN AMRO MORTGAGE GROUP. INC.
By: Fidelity National Asset Management Solutions
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 Vice President of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **ABN AMRO MORTGAGE GROUP. 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 **ABN AMRO MORTGAGE GROUP. INC.**

WITNESS my hand, at office, this 29th day of June, 2004

GABRIELLA VINNOLA
Notary Public
State of Colorado

Gabriella Vinnola
Notary Public

Commission Expiration: 5/12/08

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12619

PROPERTY ADDRESS:
118 Brooke Castle D
Hermitage, TN 37076

PARCEL ID NUMBER: 075-08-0-A-018.00

PROPERTY OWNER:
Marylon B. Stewart & April Reed
118 Brooke Castle
Hermitage, TN 37076

MAIL TAX BILLS TO:
AMSOUTH BANK
2050 PARKWAY OFFICE CIRCLE
HOOVER, AL 35224

COUNTY OF Davidson
STATE OF Tennessee

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 $ 57,500.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Marylon B Stewart
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 2 DAY OF July, 2004

Patricia Nicholls
NOTARY PUBLIC

COMMISSION EXPIRATION: 1/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

This Deed is prepared from information provided by Chicago Title Insurance Company.
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"EXHIBIT A"

A certain Condominium unit in Davidson County, Tennessee, described as follows: Unit No. 118, in a Horizontal Property Regime as shown on condominium site plan of Brooke Castle Condominium, as of record in Book 6250, Page 627, as amended in Book 6250, Page 691, as amended subsequently in the Register's Office, Davidson County, Tennessee. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof: to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Brooke Castle Condominiums. Being the same property conveyed to Carol Cheatham, unmarried by Warranty Deed of record in Instrument 200108060083628, Register's Office of Davidson County, Tennessee. Subject to restrictive covenants of record in Book 6250, Page 627, Book 6250, Page 691 as corrected in Book 6680, Page 905, Book 6519, Page 747, Book 6727, Page 762 and Book 6919, Page 671; By-Laws of record in Book 6519, Page 768; Charter of record in Book 6519, Page 739, as amended in Book 7570, Page 312 and Book 7866, Page 374; Deed for Common area of record in Book 6883, Page 759; any and all matters as shown on plat of record in Plat Book 6250, Page 759; all of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to ABN AMRO Mortgage Group, LLC by Quitclaim Deed from Federal Home Loan Mortgage Corporation of record in Book *, Page _____ Register's Office for said County.

*20040714-0084051

Power of Attorney of record in Instrument 20030923-0140940, Register's Office for said County.