Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2014-161

Davidson County DEEDWARR
Recvd: 08/05/04 10:40 3pgs
Fees:18.00 Taxes:252.34
20040805-0094195

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23rd day of July 2004, by Washington Mutual Finance Group, LLC, a Delaware limited liability company, successor by merger to City Finance Company, d/b/a Washington Mutual Finance, Grantor.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Brent L. Miller, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Tuggle Heights, as of record in Plat Book 1139, Page 90, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Washington Mutual Finance Group, LLC, a Delaware limited liability company, successor by merger to City Finance Company, d/b/a Washington Mutual Finance by Substitute Trustee's Deed from David G. Mangum, as Substitute Trustee filed February 19, 2004 as instrument #20040219-0019008.

Commonly known as:2912 Tuggle Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Washington Mutual Finance Group, LLC, a Delaware limited liability company, successor by merger to City Finance Company, d/b/a Washington Mutual Finance

BY: _____

A. David Parks
Vice President

Acknowledgment

State of Maryland
ss.
County of Baltimore

On this day before me, a Notary Public, personally appeared A David Parks **, to me personally well-known, who acknowledged that he/she is the** Vice President **, of Washington Mutual Finance Group, LLC, a Delaware limited liability company, successor by merger to City Finance Company, d/b/a Washington Mutual Finance, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 23 **day of July 2004.**

_____
Notary Public

My commission expires:

10-1-05

(Seal)

AMY E. K. BITZ
Notary Public
Baltimore County
Of the State of Maryland
Commission Expires Oct 1, 2005

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, $68,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of July 2004.

Notary Public

My commission expires:

9-22-07

(Seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Property owner and party responsible for payment of taxes:
Brent L. Miller
2912 Tuggle Avenue
Nashville, TN 37211

Parcel #119-14-0 182.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211