Return to:
Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/09/04 10:21 2pgs
Fees:13.00 Taxes:401.08
20040809-0095631

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater or this transfer is $108,400.00.

Affiant

Subscribed and sworn to before me this 5th day of August, 2004.

Notary Public

LESLIE S. HARLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

My Commission Expires
November 21, 2006

My Commission Expires:_____

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Melissa Lewis, a single woman (NAME) | America's Wholesale Lender (NAME) | 61-12-105 |
| 1302 Plymouth Avenue (STREET ADDRESS) | P.O. Box 23550 (STREET ADDRESS) | |
| Nashville, Tennessee 37216 (CITY) (STATE) (ZIP) | Jacksonville, FL 91410 (CITY) (STATE) (ZIP) | |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Franklin Credit Management Corporation** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Melissa Lewis, a single woman**, ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being part of Lot Number 14 on the Plan of Eastdale Place, Resubdivision of record in Plat Book 974, Page 22, Registers Office for Davidson Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Franklin Credit Management Corporation, by Substitute Trustees Deed of Record dated November 11, 2003 and of record as Instrument Number 200311240170275, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.

**TO HAVE AND TO HOLD** the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

**IN WITNESS WHEREOF,** Grantor has executed this Special Warranty Deed on this the 5th day of August, 2004.

Franklin Credit Management Corporation

By:_____

DEWAYNE CHIN
EVP, SERVICING

This is __improved property known as 1302 Plymouth Avenue, Nashville, TN 37216.

STATE OF NY )
COUNTY OF BRONX )

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named DEWAYNE CHIN EVP (title) for Franklin Credit Management Corporation (corporation), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the EVP (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of August, 2004.

My Commission Expires: 09/29/07

_____
Notary Public

Victoria S. Mensah
Notary Public No. 01ME6099581
Qualified in Bronx County
State of New York
Commission Expires 09/29/2007

Prepared by ~~and Return to:~~
Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066

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