Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF Florida
COUNTY OF Duval

The actual consideration or value, whichever is greater, for this transfer is $36,250.00

Affiant

Becky Shrimpton
MY COMMISSION # DD186995 EXPIRES
February 24, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

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

Notary Public
My commission expires:

01-0403-24598

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary L. Reed & Kortney R. Reed 2929 Selena Dr. #F96 Nashville TN 37211	AmSouth Bank P.O. Box 57046 Irvine, CA 92619-7046	119-14-A-096.00CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Washington Mutual Bank, F.A., successor in interest to PNC Mortgage Corporation of America**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mary L. Reed and Kortney R. Reed, tenants in common with right of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit F96, on the Plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Washington Mutual Bank, F.A., successor in interest to PNC Mortgage Corporation of America, by Quitclaim Deed from Department of Housing and Urban Development, of record in Instrument No. 20031203-0173748, 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.

This property is improved property known as 2929 Selena Dr. #F96, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/20/04 12:33 2pgs
Fees:13.00 Taxes:134.13
20040820-0100886

WITNESS my hand this 5th day of August, 2004.

Washington Mutual Bank, F.A., successor in interest to PNC Mortgage Corporation of America

By: _____

Vernon F. McDaniell

Its: Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vernon F. McDaniell, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Washington Mutual Bank, F.A., successor in interest to PNC Mortgage Corporation of America, the within named bargainor, and that he is authorized by Washington Mutual Bank, F.A., successor in interest to PNC Mortgage Corporation of America to execute this instrument on its behalf and in the capacity stated therein.

Witness my hand in Jacksonville, Florida, this 5th day of August, 2004.

Becky Shrimpton
MY COMMISSION # DD186995 EXPIRES
February 24, 2007
BONDED THRU TROY FAIN INSURANCE, INC

_____
Notary Public

My Commission expires