Register/Return TO:
Land Title South, Inc
501 Corporate Centre Dr. Ste 360
Franklin, TN 37067

24-1-306

0006537203 **SPECIAL WARRANTY DEED**

THIS INDENTURE. made and entered into this 16 day of July. 2004. by and between. **PMI Mortgage Insurance Co., by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact,** party of the first part. and **Christopher Rudzinski,** 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 consideration. the receipt and sufficiency of all of which is hereby acknowledged. the party of the first part has bargained and sold and does hereby bargain. sell. convey and confirm unto the party of the second part. the following described real estate. situated in the City of Nashville. County of Davidson. State of TENNESSEE, to wit :

Lot 22. PLAN ON REVISED TREETOPS AT HARPETH TRACE Subdivision, as shown on plat of record in Plat Book 6250. Page 455. in the Register's Office. Davidson County, Tennessee. to which plat reference is hereby made for a more particular description of said property.

Property known as **742 Harpeth Trace Drive, Nashville, Tennessee, 37221**

Parcel No. **143-02-0-B-022-00-CO**

This being the same property conveyed to **PMI Mortgage Insurance Co.,** by Special Warranty Deed of record in Instrument Number 20040310-0027421, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS". WHERE IS". NO REPRESENTATIONS OR WARRANTIES. EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate. together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part. its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party 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 Restrictions. dedications. conditions. reservations. easements and other matters shown on the plat of PLAN ON REVISED TREEETOPS AT HARPETH TRACE. as recorded in Plat Book 6250. Page 455: Declaration of Covenants. Conditions and Restrictions recorded in Book 6287. Page 417: Deed for Common Area recorded at Book 6465. Page 410: Charter Agreement as set forth in instrument recorded in Book 8085. Page 576: and 2004 Davidson County. Tennessee property taxes. not yet due and payable: and that this is a Special Warranty Deed and is warranted by the Seller through and under it only: and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity. and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF. the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

Davidson County DEEDWARR
Recvd: 09/08/04 10:55 2pgs
Fees:13.00 Taxes:529.10
20040908-0108403

PMI Mortgage Insurance Co.

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

By Select Portfolio Servicing. Inc.. f/k/a Fairbanks Capital Corp.. as Attorney-in-Fact DAVID FRANCIS DOC CONTROL OFFICER

STATE OF)
)

Personally appeared before me a Notary Public: DAVID FRANCIS DOC CONTROL OFFICER with whom I am personally acquainted . and who acknowledged that such person executed the within instrument for the purpose therein contained. and who further acknowledged that such person is the _____ of Select Portfolio Servicing Inc.. f/k/a Fairbanks Capital Corp., as Attorney-in-Fact or a constituent of the maker and is authorized by the maker or by its constituent. the constituent being authorized by the maker. to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 16 day of July. 2004.

NOTARY PUBLIC

Notary Public
EMMA SHAKER
3816 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
April 22, 2007
State of Utah

My Commission Expires:

STATE OF Tennessee)
COUNTY OF Williamson

I 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 $143.000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 27th day of ~~July,~~ August 2004.

NOTARY PUBLIC

SUSAN H... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My commission expires: EXPIRES OCTOBER 1, 2007

Property Address:
742 Harpeth Trace Drive
Nashville, TN 37221

New Owner and Mail Tax Bills to:
Christopher Rudzinski /American Home Mortgage
7142 Columbia Gateway Dr
Columbia, MD 21046

This Instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427