This instrument prepared by

Cumberland Title Co.
216 Centerview Dr., Ste. 139
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $107400.00

Tommy Ydarbelic
Affiant

Subscribed and sworn to before me this 15 day of August, 2004.

Notary Public

My Commission Expires: 1/25/06

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 09/22/04 09:59 2pgs
Fees:13.00 Taxes:397.38
20040922-0113872

Address New Owner	Send Tax Bills to:	Map & Parcel
Richard Moore 625 Hillwood Brentwood TN 37027	SAME	82-16-314.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Fremont Investment and Loan**, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and hereby conveys and transfers unto **Richard Moore, Samuel Foultz and Richard Schneider as joint tenants with right of survivorship,** their heirs and assigns, all its right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

Being Lot No. 18 on the Plan of Williams First Addition to Edgefield, of record in Plat Book 21, page 45, Register's Office for Davidson County, Tennessee, to which plan reference hereby made for a more complete description of said property.

Being the same property conveyed to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Fremont Investment and Loan by Trustee's Deed from Philip M. Kleinsmith, Trustee, of record in Instrument 20040610-0068638, Register's Office for Davidson County, Tennessee.

This is improved property known as 625 Boscobel Street, Nashville, TN 37206.

This conveyance is subject to all restrictions, covenants, conditions and easements of record.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their

heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 25th day of August, 2004.

Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Fremont Investment and Loan

By: _____
Tom Croft
Title: Assistant Vice President

By: _____
Hilary Appleby
Title: Assistant Vice President

STATE OF California
COUNTY OF Orange

Before me, Tai Alailima of the state and county mentioned, personally appeared Tom Croft, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Assistant Vice President of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Fremont Investment and Loan, the within named bargainor, and that Tom Croft as such Assistant Vice President of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Fremont Investment and Loan executed the foregoing instrument for the purpose therein contained by signing the name of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Fremont Investment and Loan as such Assistant Vice President.

Witness my hand and seal, at office in this 25th day of August, 2004.

TAI ALAILIMA
Commission # 1327480
Notary Public - California
Orange County
My Comm. Expires Oct 29, 2006

_____
Notary Public

My Commission Expires:

TAI ALAILIMA
Commission # 1327480
Notary Public - California
Orange County
My Comm. Expires Oct 29, 2006

STATE OF California
COUNTY OF Orange

Before me, Tai Alailima of the state and county mentioned, personally appeared Hilary Appleby, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Assistant Vice President of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Fremont Investment and Loan, the within named bargainor, and that Hilary Appleby as such Assistant Vice President of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Fremont Investment and Loan executed the foregoing instrument for the purpose therein contained by signing the name of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Fremont Investment and Loan as such Assistant Vice President.

Witness my hand and seal, at office in this 25th day of August, 2004.

_____
Notary Public

My Commission Expires: 10/29/06

TAI ALAILIMA
Commission # 1327480
Notary Public - California
Orange County
My Comm. Expires Oct 29, 2006

TAI ALAILIMA
Commission # 1327480
Notary Public - California
Orange County
My Comm. Expires Oct 29, 2006