Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of September, 2004 by and between **Key Bank USA, N.A.**, party of the first part, and ~~Keionna Wilkins~~ 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 considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

Lot No. 119 on The Plan of Towne Village of The Country, Section II, as shown in plat of record in Plat Book 5200, Pages 176 & 177, in the Register's Office for Davidson County, Tennessee.

This being the same property conveyed to grantor herein by Substitute Trustee's Deed of record in Instrument No. 20031023-0156785, in the Register's Office of Davidson County, Tennessee.

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

And the said party of the first part does hereby covenant with the said part 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 Subdivision Restrictions, Building Lines and Easements of record, *and other matters of record, including* in Plat Book 5200, Pages 176 and 177, in the Register's Office of **Davidson** County, Tennessee; year 2004 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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

WITNESS the signature of the said party of the first part the day and year first above written.

Key Bank USA, N.A.
By: Fidelity National Asset Management Solutions, Its Attorney-in-Fact

By: _____
Printed Name:
Title: **Aviva J. Bush, Vice President**

Davidson County DEEDWARR
Recvd: 10/01/04 08:44 2pgs
Fees:13.00 Taxes:385.73

20041001-0118277

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Aviva Bush, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of Fidelity National Asset Management Solutions, a corporation, which caused this instrument to be executed on behalf of Key Bank USA, N.A., the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of Key Bank USA, N.A.

WITNESS my hand, at office, this 16th day of September, 2004

Notary Public

Commission Expiration: 3/16/05

TONYA [illegible] NOTARY PUBLIC STATE OF COLORADO

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12239

PROPERTY ADDRESS:
3332 Town Ridge Cove
Antioch, TN 37013

PARCEL ID NUMBER: Field Book 2DX05797
Map 150-11, Parcel 48

PROPERTY OWNER AND ADDRESS/
MAIL TAX BILLS TO:
Keionna Wilking
3332 Town Ridge Cove
Antioch, TN 37013

State of Tennessee
County of Davidson

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 is $104,250.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 16 day of Sept., 2004.

C. Leigh Wigginton
Notary Public
Commission Expiration: 2/7/04

LEIGH WIGGINTON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This deed is prepared with information provided by Chicago Title Insurance Company
F:\USERS\CHRIS\Key Bank Docs\SWD.Town Ridge.Davidson Co.wpd