Return To:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1629

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $14,000.00

Subscribed and sworn to before me, this 12 day of October, 2004.

Affiant DEBRA MURPHY REO SPECIALIST

Notary Public

My Commission Expires:

SHERYL PEGLER
Commission # 1424915
Notary Public - California
San Diego County
My Comm. Expires Jun 15, 2007

Davidson County DEEDWARR
Recvd: 10/11/04 10:13 2pgs
Fees:13.00 Taxes:51.80
20041011-0122410

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY *TAYLOR TITLE & ESCROW, INC.* *51 CENTURY BLVD., SUITE 130* *NASHVILLE, TENNESSEE 37214*	
ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**
Swartz & Brough, Inc. **1115 B North 7th Street** **Nashville, Tennessee 37207** **MAP & PARCEL NO. 082-04-0/045.00**	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WM Speciality Mortgage LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Swartz & Brough Inc.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot Number 233 and the Northerly 11 feet of Lot Number 232, on the plan of Oakwood Park, as of record in Plat Book 421, Page 12, register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to WM Speciality Mortgage LLC, a Delaware Limited Liability Company by Trustee's Deed from Wilson & Associates, P.L.L.C. as Successor-Trustee, dated May 26, 2004, and filed of record on June 16, 2004, in Instrument No. 20040616-0071525, Register's Office for Davidson County, Tennessee.

Commonly known as: 1115 B North 7th Street, Nashville, Tennessee 37207

THIS IS IMPROVED PROPERTY KNOWN AS: *1115 B North 7th Street Nashville, TN 37207*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED 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; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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.

WITNESS OUR HANDS THIS 6 DAY OF OCTOBER, 2004.

WM Speciality Mortgage LLC, a Delaware Limited Liability Company

By: Chase Manhattan Mortgage Corp. as attorney-in-fact

JOE LANNING, VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOE LANNING, VICE PRESIDENT **, who, upon oath, acknowledged him/herself to be the** JOE LANNING, VICE PRESIDENT **of CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

Witness my hand and official seal at office on this the 6 day of October, 2004.

My Commission Expires:

SHERYL PEGLER
Commission # 1424915
Notary Public - California
San Diego County
My Comm. Expires Jun 15, 2007

Notary Public

SPECIAL WARRANTY DEED