SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: JAN 27, 2007
(AFFIX SEAL)

G-TCH-04-2624

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21ST Avenue South
Nashville, Tennessee 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sallie M. Freas	Chase Manhattan Mortgage	
2624 Welshcrest Drive (ADDRESS)	(NAME) 5409 Maryland Way, Suite 202 (ADDRESS)	149-15A-96.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMSOUTH BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SALLIE M. FREAS AND HUSBAND, TED J. FREAS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 126, on the plan of Cambridge Forest, Section Three, of record in Plat Book 11700, page 44, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to AmSouth Bank by Substitute Trustee's Deed filed for record on April 26, 2004 in Instrument No. 20040426-0047027, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 11700, page 44; Book 10332, page 1 and Book 10774, page 723, Register's Office for Davidson County, Tennesee.

This is unimproved ( ) improved (X) property, known as 2624 Welshcrest Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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 my/our hand(s) this 4th day of November, 2004.

AmSouth Bank

BY: _____

AMSOUTH BANK SEAL

Davidson County DEEDWARR
Recvd: 11/11/04 14:18 2pgs
Fees:13.00 Taxes:621.60

20041111-0135997

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me the undersigned a Notary Public for said County and State, Julie Beausang, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged Her self to be the Vice - President of AmSouth Bank, the within named bargainor, a corporation, and that She as such Vice - President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by Her self as Vice - President.

Witness my hand and official seal at

on this 5th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: _____

GLENDA R. CHAPMAN
MY COMMISSION # DD 191666
EXPIRES: May 9, 2007

RETURN TO:

RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, Tennessee 37212