Box 17

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 01/04/05 15:02 2 pgs
Fees:13.00 Taxes:421.80
20050104-0001459

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Daronda D. Benton	GMAC Mortgage Corp.	Map 83-8
913 Mitchell Road	100 Witmer Road	Parcel 178
Nashville, TN 37206	Horsham, PA 19044	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

Mortgage Guaranty Insurance Corporation

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Daronda D. Benton and husband, Eric M. Benton

hereinafter called the Grantees, its successors and assigns, 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 No. 185 of the Rosewood Heights Subdivision, Section 5, of record in Book 2331 at page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 185 fronts 75 feet on the easterly side of Mitchell Road and runs back 342.4 feet on the northerly line, 339.4 feet on the southerly line to a line in the rear on which it measures 75 feet.

Being the same property conveyed to Mortgage Guaranty Insurance Corporation by Warranty Deed from JPMorgan Chase Bank, as Trustee of record in Instrument No. 20050104-0001458 Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 2437, page 547, said Register's Office.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 4008, page 200, and to all matters shown on the plan of record in Book 2331, page 39, said Register's Office.

The legal description is the same as the previous deed of record.

This is improved property at 913 Mitchell Road, Nashville, TN 37206.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantees acquire said land and improvements in an "as is" condition.

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 successors 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 does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

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 hand this 17th day of December, 2004.

MORTGAGE GUARANTY
INSURANCE CORPORATION

By: _____

Kurt J. Armbrust, Assistant
Vice President

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kurt J. Armbrust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Asst. Vice President of the Mortgage Guaranty Insurance Corporation, the within named bargainor, and that he as such Asst. Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Mortgage Guaranty Insurance Corporation by him self as Assistant Vice President.

Witness my hand and seal, at office in Milwaukee, Wisconsin, this _____ day of December, 2004.

My Commission Expires:

2/4/2007

_____
NOTARY PUBLIC
Cheryl Luedke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $114,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 30th day of December, 2004.

My Commission Expires:

11/26/05

_____
NOTARY PUBLIC